

## CITY OF SAN BRUNO



567 El Camino Real  
San Bruno, CA 94066  
Voice: (650) 616-7074  
Fax: (650) 873-6749  
<http://www.sanbruno.ca.gov>

### STAFF

Tambri Heyden, AICP, *Community Development Director*  
Mark Sullivan, AICP, *Housing and Redevelopment Manager*  
Aaron Akin, AICP, *Planning Manager*  
Tony Rozzi, *Assistant Planner*  
Lisa Costa Sanders, *Contract Planner*  
Pamela Thompson, *City Attorney*

### PLANNING COMMISSION

Sujendra Mishra, *Chair*  
Rick Biasotti, *Vice-Chair*  
Kevin Chase  
Mary Lou Johnson  
Bob Marshall, Jr.  
Perry Petersen  
Joe Sammut

## COMMUNITY DEVELOPMENT DEPARTMENT

### PLANNING COMMISSION AGENDA

Tuesday, November 21, 2006  
San Bruno Senior Center  
1555 Crystal Springs Road  
7:00 p.m.

### Roll Call

### Pledge of Allegiance

|           |   |   |                  |
|-----------|---|---|------------------|
| <b>A.</b> | <b>Approval of Minutes</b>  | September 19 and October 17, 2006   |                  |
| <b>B.</b> | <b>Communications</b>   | Swearing in of Commissioners by City Clerk Carol Bonner   |                  |
| <b>C.</b> | <b>Public Comment</b>   |   | <b>Actions</b> ↓ |
| <b>D.</b> | <b>Announcement of Conflict of Interest</b>   |   |                  |
| <b>E.</b> | <b>Public Hearings</b>  |   |                  |
| <b>1.</b> | <b>240 Santa Inez Avenue (UP-06-014)</b><br><br><b><u>Environmental Determination:</u></b><br>Categorical Exemption<br><br><b><u>Zoning:</u></b><br>R-2 (Low Density Residential)                   | Request for a Use Permit to allow the construction of an addition which increases the gross floor area by 120% per Section 12.200.030.B.1 of the San Bruno Zoning Ordinance. John Surdilla (Applicant), Eddie and Diane Colon (Owners). <b>UP-06-014</b>  |                  |
| <b>2.</b> | <b>49 Scott Street (MM-06-009, UP-06-028, PE-06-006)</b><br><br><b><u>Environmental Determination:</u></b><br>Categorical Exemption<br><br><b><u>Zoning:</u></b><br>R-1 (Single Family Residential) | Request for a Minor Modification, Use Permit and Parking Exception to allow the construction of an addition which increases the gross floor area by 61%, proposes to extend a 4' side yard setback along the right side property line and proposes a tandem garage per Sections 12.120.010.B, 12.200.030.B.1 and 12.200.080.C of the San Bruno Zoning Ordinance. Sullivan Santos, SSS Designs (Applicant), Himendar Chand (Owner). <b>MM-06-009, UP-06-028, PE-06-006</b> |                  |

|    |  |  |  |
|----|--|--|--|
|    |  |  |  |
| 3. | <b>1620 Claremont Avenue<br/>(UP-06-031)</b><br><br><u><b>Environmental<br/>Determination:</b></u><br>Categorical Exemption<br><br><u><b>Zoning:</b></u><br>R-1 (Single Family<br>Residential)   | Request for a Use Permit to allow the construction of an addition which increases the gross floor area by 62% per Section 12.200.030.B.1 of the San Bruno Zoning Ordinance. Mark Bucciarelli (Applicant), Philip and Helen Piserchio (Owner). <b>UP-06-031</b>                           |  |
| 4. | <b>401 San Mateo Avenue<br/>(UP-06-22)</b><br><br><u><b>Environmental<br/>Determination:</b></u><br>Categorical Exemption<br><br><u><b>Zoning:</b></u><br>C (Commercial District)  | Request for a Use Permit to operate an auto repair service in conjunction with the operation of an existing service station per Section 12.96.110.C.10 of the San Bruno Zoning Ordinance. Stephen Ng (Owner/ Applicant). <b>UP-06-022</b><br><br>*Applicant has requested a continuance* |  |
| 5. | <b>Capital Improvement<br/>Program Budget</b><br><br><u><b>Environmental<br/>Determination:</b></u><br>Approval of this Capital Improvement Project List does not preclude the independent review and analysis of each project under CEQA. In general, these projects are categorically exempt and result in no significant environmental impacts. | Request for adoption of a resolution confirming review of the 2006-2007 San Bruno Capital Improvement Budget and its conformance with the San Bruno General Plan.  |  |
| F. | <b>Discussion</b>  |  |  |
| 1. | <b>City Staff Discussion</b>   | Explanation of City Council De Novo Review   |  |
| 2. | <b>Planning Commission Discussion</b>  |  |  |
| G. | <b>Adjournment</b>   |  |  |

*Note: If you challenge the above actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.*

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COMMUNITY DEVELOPMENT DEPARTMENT



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**PLANNING COMMISSION  
STAFF REPORT  
AGENDA ITEM NO. E1  
November 21, 2006**

**PROJECT LOCATION**

1. Address: 240 Santa Inez Avenue
2. Assessor's Parcel No: 021-183-130
3. Zoning District: R-2 (Low-Density Residential District)
4. General Plan Classification: Low Density Residential

**EXHIBITS**

- A: Site Location
- B: Site Plan, Floor Plans, and Elevations
- C: Survey of Record
- D: Letter of Support

**REQUEST**

Request for a Use Permit to allow the construction of an addition which increases the gross floor area by 120% per Section 12.200.030.B.1 of the San Bruno Zoning Ordinance. John Surdilla (Applicant), Eddie and Diane Colon (Owners). **UP-06-014**

**RECOMMENDATION**

Staff recommends that the Planning Commission **approve** Use Permit 06-014 based on the Findings of Fact (1-6), subject to Conditions of Approval (1-18).

**REVIEWING AGENCIES**

Community Development Department  
Public Works Department  
Fire Department

**LEGAL NOTICE**

1. Notices of public hearing mailed to owners of property within 300 feet on November 10, 2006.
2. Advertisement published in the *San Mateo Daily Journal*, Saturday, November 11, 2006.

**ENVIRONMENTAL ASSESSMENT**

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor Expansions to Existing Facilities.

### **EXISTING CONDITIONS**

The subject property is located on the east end of Santa Inez Avenue, between San Benito Avenue and Santa Clara Avenue. This is a rectangular-shaped lot, slightly narrowing to the rear with a total size of 3,737 square feet. The property is currently developed with a two bedroom and one bath, 881 square foot single story residence with a 167 square foot detached one-car garage.

This home was built in 1924. The neighborhood that surrounds the subject property contains a mixture of craftsman, Spanish and traditional type homes, as well as several multi-family structures.

### **SURROUNDING LAND USES**

North: San Benito Avenue - R-2 Zone, low density residential  
South: Santa Clara - R-2 Zone, low density residential  
East: San Antonio Avenue - R-2 Zone, low density residential  
West: San Anselmo Avenue - R-2 Zone, low density residential

### **PROJECT DESCRIPTION**

The proposed project includes a rear extension and a new second floor, with significant new architectural detail to the front of the home. The first floor addition and remodel will move the sleeping quarters to the new second floor and expand the living, dining and family room areas. The existing front bedroom will become a foyer and stairway to the new second level.

The second floor addition will contain two bedrooms, one bathroom and a master suite with private bath. The second floor will be built up to the existing right side setback (2'-0") for the stair portion of the second level and then will be set back 3'-8" from the property line for the remaining distance of the second floor.

If approved and constructed, this would be a 3-bedroom, 2-bathroom home, with 1,870 square feet of living area and a new detached 440 square foot garage. Project details are shown in the following table:

| Site Conditions          |           | Zoning Requirements                                  | Existing Conditions     | Proposed Conditions                               |
|--------------------------|-----------|--|-------------------------|---|
| <b>Land Use</b>          |           | R-2, Low Density Res.                                | R-2, Low Density Res.   | Same  |
| <b>Lot Area</b>          |           | Min. 5,000<br>3,737 existing and<br>4,185 adjusted * | 3,737<br>4,185 adjusted | Same  |
| <b>Lot Coverage</b>      |           | Max. 2,302   | 1,048                   | 1,561   |
| Lot Coverage %           |           | 55%  | 25%                     | 37%   |
| <b>Gross Floor Area</b>  |           | Max. 2,302   | 1,048 *                 | 2,310 *   |
| Floor Area Ratio         |           | 0.55   | 0.25                    | 0.55  |
| <b>Building Setbacks</b> | Front     | Min. 15'   | 13'-0"                  | 11'-5" *  |
|                          | Rear      | Min. 10'   | 46"-11"                 | 39'-11"   |
|                          | West Side | Min. 3.7' *  | 2'-0"                   | 2'-0" to existing structures<br>3'-8" to addition |
|                          | East Side | Min. 3.7'  | 9'-8"                   | 9'-8"   |
| <b>Building Height</b>   |           | Max. 28'   | 11'-3"                  | 25'-10"   |
| <b>Covered Parking</b>   |           | 2 covered spaces                                     | 1 covered space         | 2 covered spaces                                  |

(\*) Notes:

- Lot area size is 3,737 and was multiplied by a factor of 1.12 to provide adjusted lot area
- Gross floor area includes garage area
- On any substandard lot which qualifies as a building site, the width of each side yard may be reduced to ten percent (10%) of the width of such parcel, but in no case less than 3 feet. Required side yard setback with this parcel is 3'-8" (3.7 feet)
- The zoning ordinance allows for any architectural feature to encroach up to 6'-0" into the front setback, allowing a minimum front setback of 9'-0" on this property. Setback to existing home's living area to remain unchanged.

**Square Footage Breakdown:**

|          | First floor | Second Floor | Garage | Total |
|----------|-------------|--------------|--------|-------|
| Existing | 881         | -            | 167*   | 1,048 |
| Proposed | 100         | 889          | 440    | 1,425 |
| Total    | 981         | 889          | 440    | 2,310 |

(\*) Notes:

Existing garage to be demolished

**ADDITIONAL INFORMATION**

- **Accessory Structures:** There are no accessory structures currently on this property.
- **Code Enforcement:** There are no pending code enforcement cases on this property.
- **Easements:** Subdivision maps on file in the Public Works Department indicate that there are no easements on this property.

- **Heritage Trees:** There are no heritage trees on-site that will be affected by this proposal.

### **BACKGROUND**

The Architectural Review Committee (ARC) reviewed the project at its June 15, 2006 meeting and forwarded the project to the Planning Commission with a favorable recommendation and the following comments:

- Bring color and material samples to Planning Division prior to Planning Commission meeting.
- Redesign the west elevation so the walls meet the minimum 3'-8" setback on the second level and first floor rear addition. This will allow for better air and light access and provide room for architectural detail. Additionally, the front false wall on the right side of the front elevation must be removed.
- A survey of record will be needed to verify the property lines are correctly shown on the site, given the proposal, prior to Planning Commission hearing.

*Commissioners Sammut and Biasotti were present for this item.*

The architect has since revised the plans with all of the Architectural Review Committee comments incorporated into the Planning Commission submittal.

### **PROJECT ANALYSIS:**

The applicant is proposing a 1,262 square foot addition to an existing 1,048 square foot residence, a 120% expansion. Any project which proposes a greater than 50% expansion in gross floor area requires a use permit.

*Pursuant to the City's Zoning Code, the Commission shall grant the Use Permit if it makes the following findings (required findings are in **bold** followed by staff's analysis of the merits of the project and how the findings can be made):*

1. **The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.**

With the condition that the applicant obtain a building permit prior to construction, the addition will be constructed according to the Uniform Building Code (UBC) and therefore, will not be detrimental to the health, safety and general welfare of the persons residing in the neighborhood. The proposed addition will be set back 3'-8" (minimum required for the substandard lot) from the western property line; a benefit considering that the existing original home is set back just two feet from that property line and does not meet the zoning ordinance requirements. Additionally, the east side setback (9'-8") will not change as part of this proposal. The driveway will remain to access the new detached garage. Therefore, the development will not be detrimental to the health and safety of the persons residing in the neighborhood.

**2. The proposed development will not be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city.**

The applicant is proposing a two-story addition, constructed of stucco finish and tiled roof material. The proposed addition complements the current neighborhood design, which shares some of the Spanish architectural features proposed. Additionally, the nearby homes are similar in scale and the subject property is consistent with the permitted uses of low-density residential district neighborhoods. On-street parking in the neighborhood area should not be negatively impacted since an existing two-car garage will be built to meet the property's off-street parking code requirements.

The proposed addition will benefit the City and the surrounding neighborhood through investment in the property and by its general conformance to a majority of regulations as set forth in the Zoning Ordinance. Therefore, staff determines that the addition will not be detrimental to improvements in the neighborhood or to the general welfare of the City.

**3. The proposed development will be consistent with the general plan.**

The general plan designates the property as low density residential district and the proposed addition to the single-family structure is consistent with this residential general plan designation. The home's design will continue to accommodate a single family only and no portion is intended as a second unit. Any future establishment of a second dwelling unit on the property would require Planning Division review.

The San Bruno General Plan designates the property as a low density residential district.. The proposed single family dwelling is thus consistent with the residential general plan designation.

Goal 3 of the City's 1984 General Plan states "encourage public and private development which is aesthetically sensitive to the surrounding environment and is of the highest quality design and construction." Staff finds that the architecture of the addition will complement the style of the existing homes in the nearby area and the project will use similar finish materials.

General Plan Residential Policy 1 states "protect the residential character of existing residential neighborhoods." The two-story Spanish style home, with stucco finish, a turret feature and tile roofing, is complementary to other single family homes in the area.

**4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.**

The proposed structure will not unreasonably restrict or interfere with light and air on the property adjacent to the east or west property lines. The minimum side yard setback for this site is 3'-8" and all significant portions of the new addition will meet this setback requirement. While the existing home is set back just 2'-0" from the west side property line, the new first and second floor additions will meet the minimum required setback. A portion of the new second floor will be built up to the existing setback to allow for a stairway, however this is allowed per the zoning ordinance. Notwithstanding this portion of the

home, the addition should not interfere with light and air on the property adjacent to the west (left) since the residence adjacent to the subject property's western elevation has a 5'-0" side yard setback and the proposal meets the required minimum setback on all other portions of the addition. The adjacent western neighbor, at 234 Santa Inez, has written a letter of support for this project as well (Exhibit D).

The main residence, including the addition, would be setback 36 feet from the rear property line and the new detached garage would be set back 1'-0" from each property line. Therefore, no portion of the rear addition should impact the property to the rear. Overall, the structure is remaining below the height limit guideline of 28 feet with a proposed height of 26'-0". The roof will be gabled and tiled with no eaves that might otherwise create significant shadowing on the adjacent property to the east.

The proposed structure is similar in scale with the two-story residence located along Santa Inez Avenue, as pictured on sheet A1 of the plan submittal. The proposed "Spanish Revival" influence is predominant on the subject street. The second story was also designed with articulation similar to the other two story homes found in the nearby area. While the proposed turret at the front of the home is unique to the neighborhood, it is a feature staff finds to be complementary to not only this project but to the eclectic neighborhood in general.

**5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.**

Architecturally, the applicant has proposed a two-story "Spanish revival" style home with a 25'-10" tall open turret at the front of the home, which encroaches into the front setback. The zoning ordinance allows for any architectural feature to encroach up to 6'-0" into the front setback, allowing a minimum front setback of 9'-0" in the case of this property. Currently, the proposed turret encroaches only 3'-7" into the front setback and the proposed front home setback would be 11'-5". Staff supports this design because the turret remains open from floor to ceiling and does not count towards floor area. In this case, it can truly be considered an architectural feature. Additionally, though the design is atypical in this neighborhood, it should be a benefit to the landscape of the area. A covered rear balcony, open 1<sup>st</sup> floor deck area, tiled roofing and new matching window trim for the entire home is also proposed.

At the Architectural Review Committee meeting, staff suggested that the applicant revise the western addition to meet the minimum 3'-8" side setback for all new construction. This would allow for an increased setback from the neighbor and a chance to provide articulation to the western elevation. With this submittal, the applicant has done so, adding windows and gaining some of the lost floor area with this alteration by cantilevering over the driveway on the eastern elevation. In doing so, the applicant has added another interesting architectural feature to the proposed home.

The proposed residence will be an improvement not only to the subject property but will also have a beneficial impact on the modest and well-maintained neighborhood, which is comprised of eclectic, craftsman and Spanish style homes. With the given proposal for expansion, on-street parking in the area should not be negatively impacted, which would otherwise diminish the desirability of the adjacent properties and overall neighborhood.



**6. The proposed expansion complies with applicable off-street parking standards of the zoning ordinance.**

The subject property contains a detached single-car garage which is to be demolished and replaced with a detached two-car garage as part of the project. Additionally, there will be an approximately 80'-0" deep driveway to provide additional off-street parking area. As such, all off-street parking standards will be met with this proposal.

**PUBLIC COMMENTS**

1. Letter of Support from 234 Santa Inez (Exhibit D).

**RECOMMENDATION**

Based on the above analysis and Findings of Fact 1-6 below, Staff recommends approval of Use Permit 06-014, subject to conditions 1-18 below.

**FINDINGS OF FACT**

1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use as the new addition will require the applicant to obtain a building permit that complies with the Uniform Building Code and, required setbacks are met.
2. The proposed development will not be injurious to the neighborhood or to the City as a whole as it generally complements the current neighborhood design, both in scale and with its architectural features and is consistent with other homes found in the neighborhood.
3. The proposed development will be consistent with the general plan, since the proposed development meets the general plan designation of low-density residential for the subject property. Any establishment of a second dwelling unit on the property would require Planning Division review and approval.
4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property or other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood, since the structure maintains side setbacks as required by the zoning ordinance.
5. The general appearance of the proposed architectural design will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood since this addition has been designed with appropriate articulation and similar finish materials.
6. The proposed expansion has an detached two-car garage which complies with applicable off-street parking standards of the zoning ordinance.

## **CONDITIONS FOR APPROVAL**

### **Community Development Department – (650) 616-7074**

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 06-014 shall not be valid for any purpose. Use Permit 06-014 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Use Permit for an addition shall be built according to plans approved by the Planning Commission on November 21, 2006, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit. The rental of a room does not qualify as a secondary dwelling unit. Any attempt to construct an illegal dwelling unit will result in Code Enforcement action by the City.
7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. The residence must have the ability to park the required number of vehicles in the designated garage area. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.

### **Department of Public Works – (650) 616-7065**

8. Install a sanitary sewer lateral clean out at property line per City standards details SS-01.
9. No fence, retaining wall, or other permanent structure to be placed within 2'-0" from back of sidewalk. S.B.M.C. 8.08.010
10. Encroachment Permit from Engineering Department required prior to work. S.B.M.C. 8.16.010

11. Replace all broken or raised concrete in sidewalk or driveway approach as marked. S.B.M.C. 8.12.010. Marking shall take place under Building Review.
12. Erosion control plan and storm water pollution plan required. Must show existing storm drain inlets and other storm water collection locations protect by silt screens or silt fence. Work shall conform with the current NPDES requirements. S.B.M.C. 12.16.020
13. Storm water from new and existing roof down-spouts, shall be collected and drained to an underground storm water system or through an undersidewalk curb drain to the gutter per City standards detail SI-03. Chapter 11, UPC 1101.1.
14. Planting of one 36-inch box size approved tree or payment of \$540.00 each to the in-lieu replacement tree fund. S.B.M.C. 8.24.060

**Fire Department – (650) 616-7096**

15. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
16. Provide spark arrestor for chimney.
17. Provide hardwired smoke detectors with battery backup to all bedrooms and hallways.
18. The project must comply with all future Fire Department conditions, as required during the plan check review by the Building and Safety Department.

Submitted on November 13, 2006:  
Tony Rozzi  
Assistant Planner

TAX CU. AREA \_\_\_\_\_

21-18

11

PARK PLACE

13

REAL



BK. 92

△ PARCEL MAP VOL. 7/49  
△ LOMITA PARK SUB. NO. 3 RSM 3/45

ASSESSOR'S MAP COUNTY OF SAN MATEO CALIF.

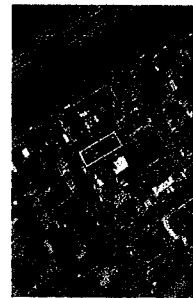
7-28-28

240 Santa Inez Avenue  
021-183-130  
UP-06-014

Exhibit A – Site Location



### VICINITY MAP



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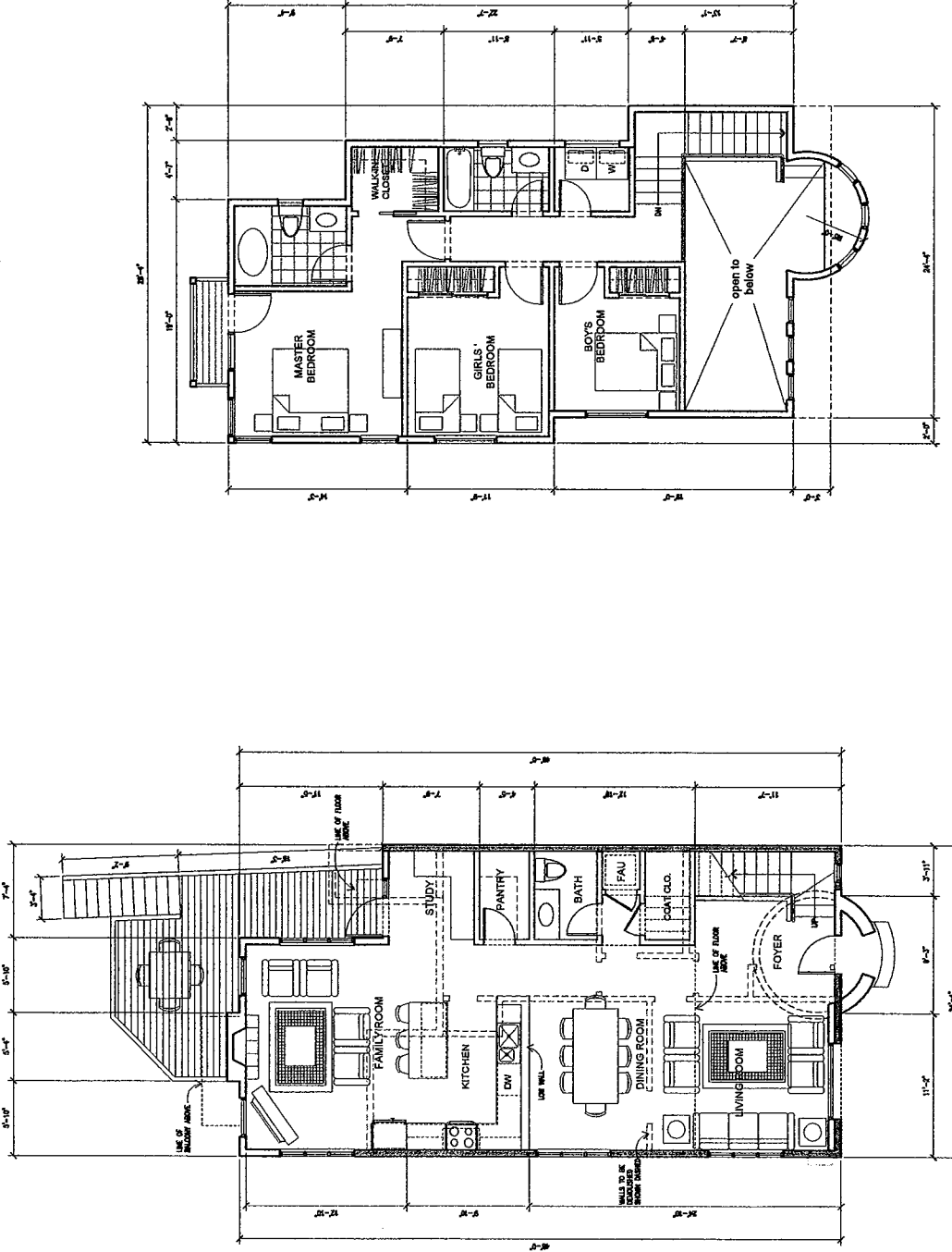
# GENERAL INFORMATION

AREA CALCULATIONS

|             | FIRST FLOOR | SECOND FLOOR | TOTAL    |
|-------------|-------------|--------------|----------|
| GRAND TOTAL | 1,324.00    | 1,324.00     | 2,648.00 |
| PERMITTED   | 1,324.00    | 1,324.00     | 2,648.00 |
| REQUIREMENT | 1,324.00    | 1,324.00     | 2,648.00 |
| TYPE        | 1,324.00    | 1,324.00     | 2,648.00 |

## LEGEND

|                  |  |
|------------------|--|
| EXISTING WALLS   |  |
| NEW WALLS        |  |
| DEMOLISHED WALLS |  |



GROUND FLOOR

SECOND FLOOR

ARCHITECTURE  
11.3.00  
SCALE: 1/4" = 1'-0"

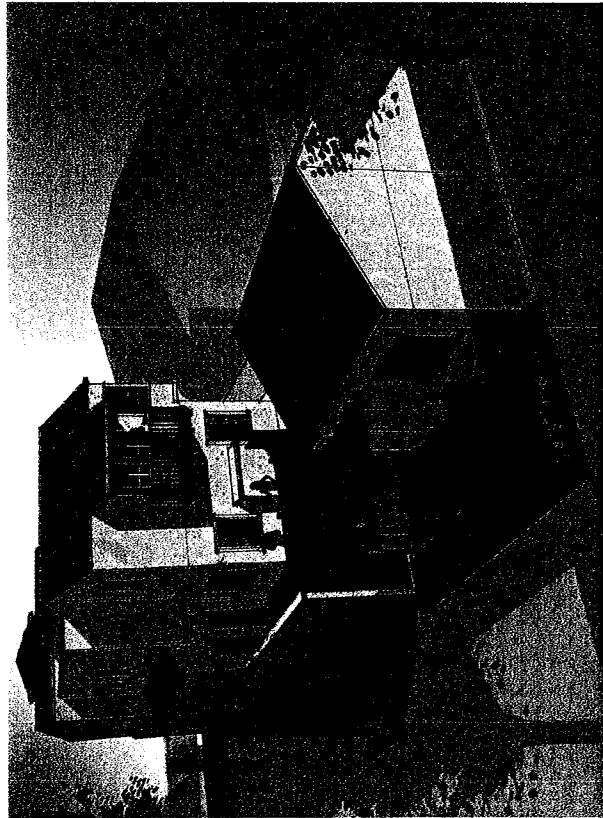
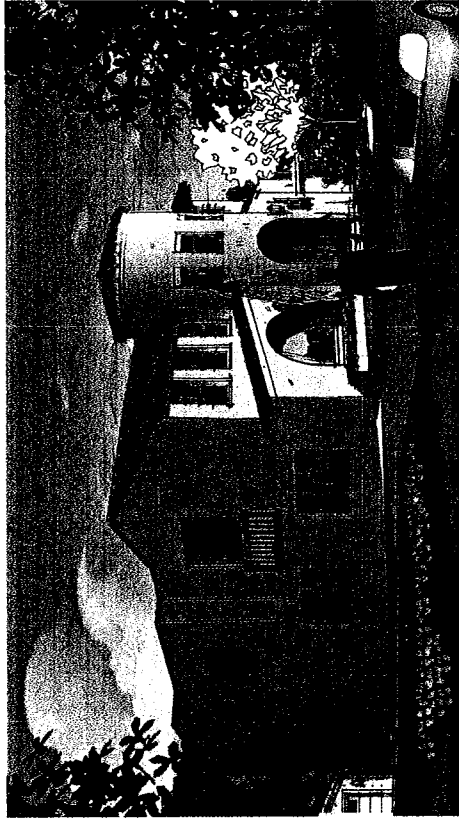
PROJECT NO. 20314  
COLON RESIDENCE  
1400 North Carolina

SHEET  
A2



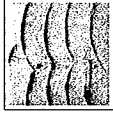






# PROJECT MATERIALS

EXTERIOR WALL FINISH



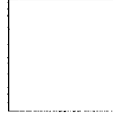
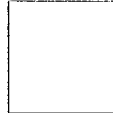
ROOF MATERIAL



DECK MATERIAL



COLOR



DETAILS



ARCHITECT  
DATE  
SCALE 1/8" = 1'-0"

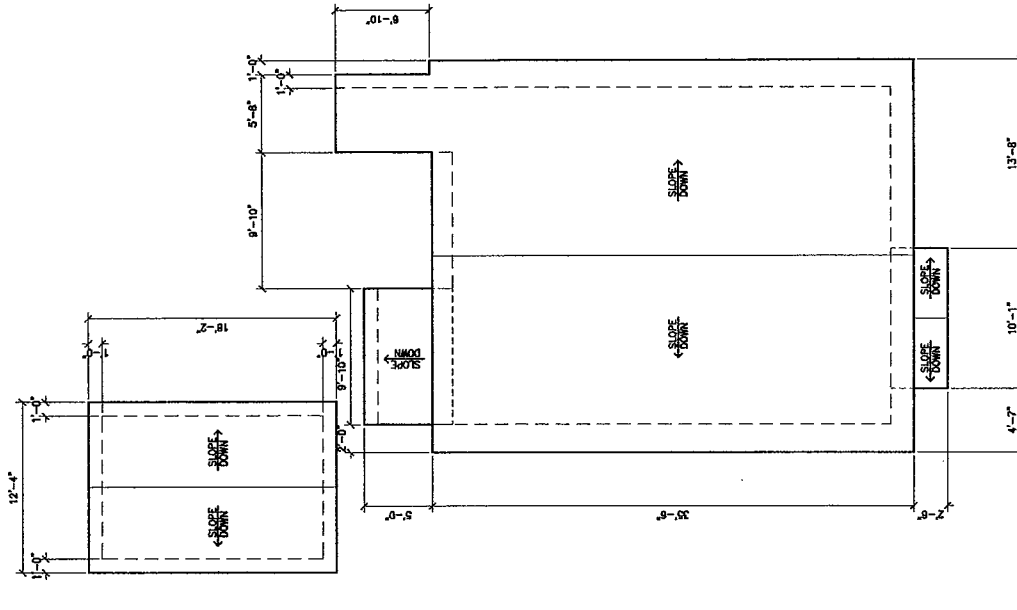
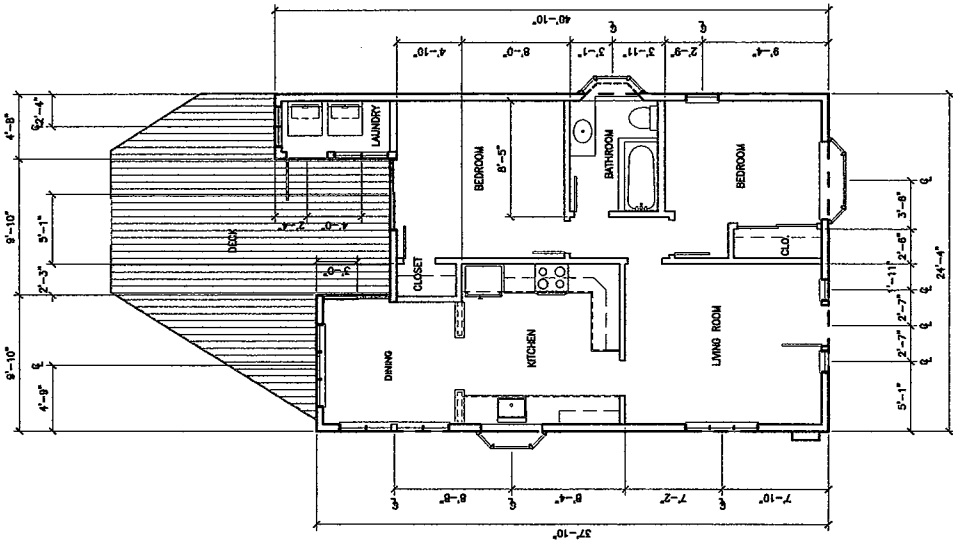
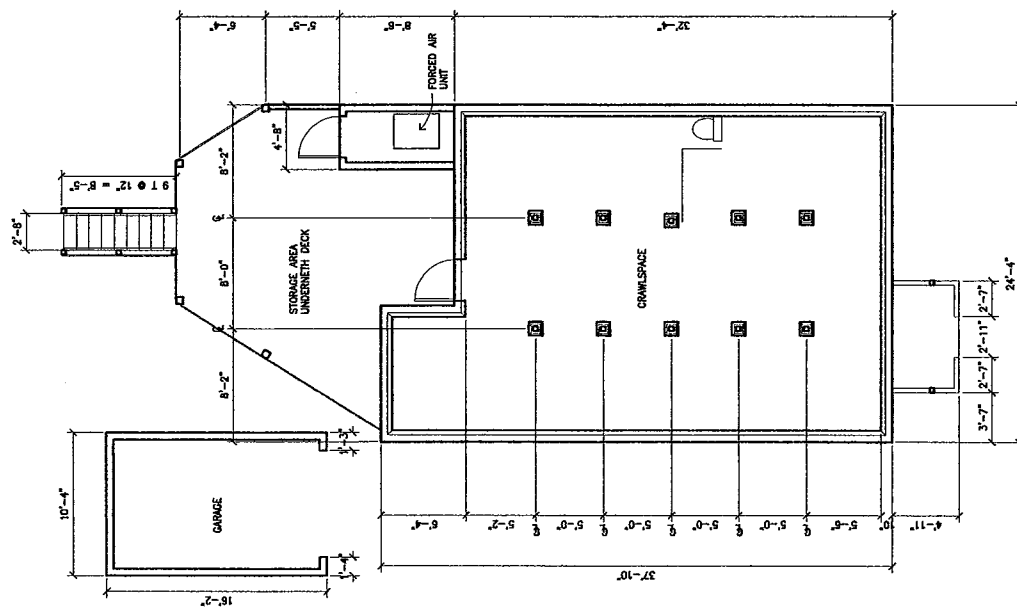
RENDERING  
PLANNING COMMISSION SUBMITTAL

PROJECT NO. 20032

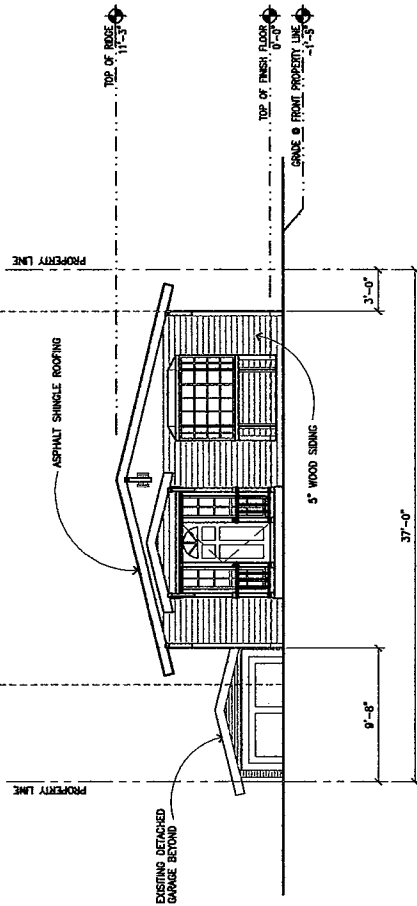
COLON RESIDENCE  
San Ramon, CA 94583

SHEET

A5

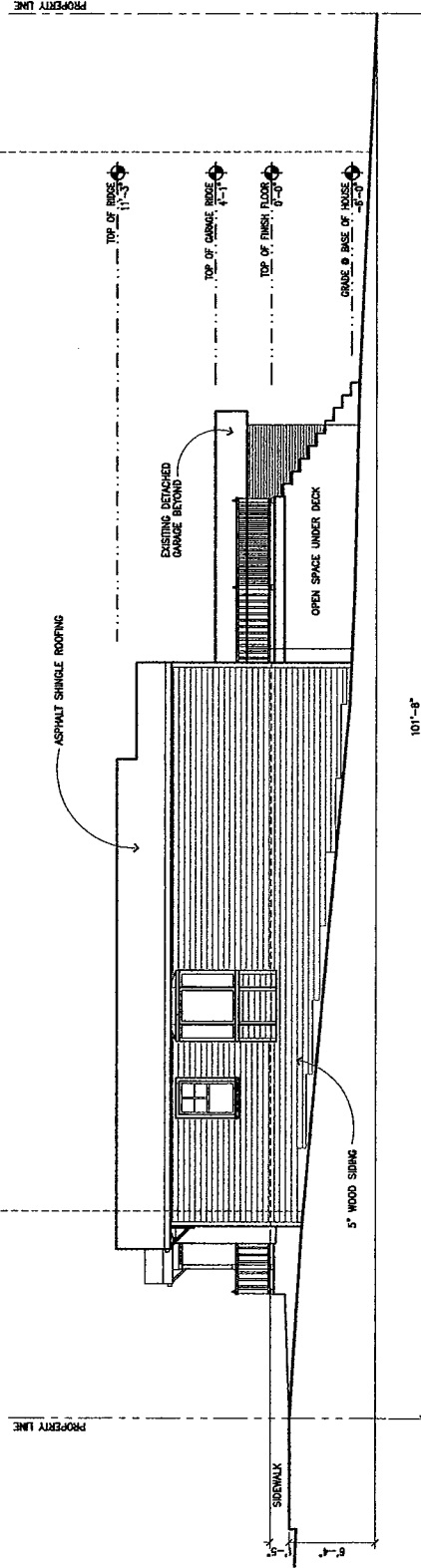


HEIGHT LIMIT = 28'-0"  
ABOVE FRONT SIDEWALK



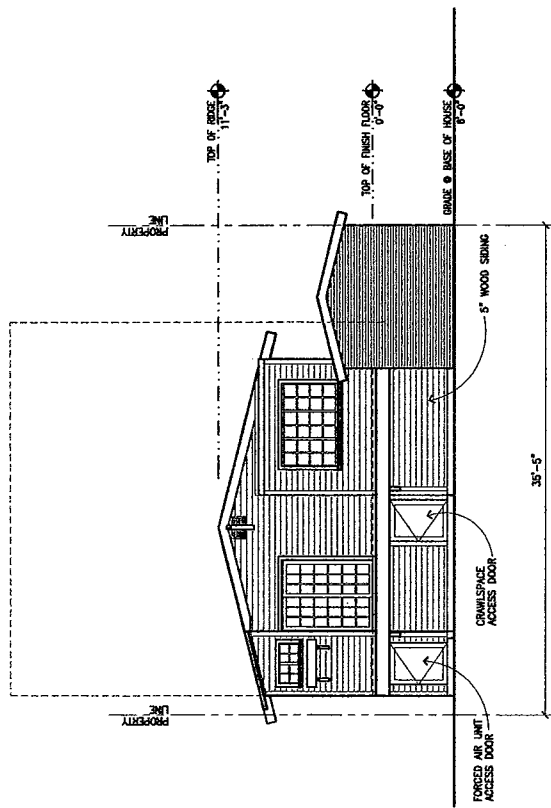
NORTH ELEVATION | 1

HEIGHT LIMIT = 28'-0"  
ABOVE FRONT SIDEWALK

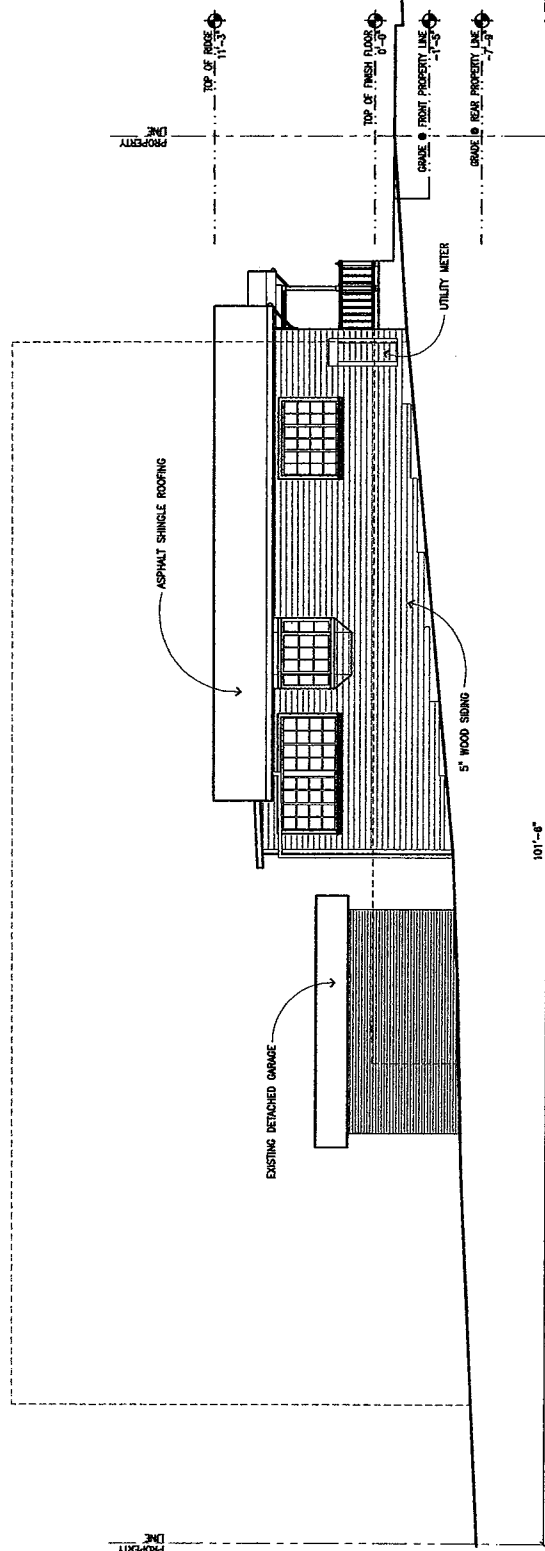


WEST ELEVATION | 2

|              |  |   |                     |       |
|--------------|--|---|---------------------|-------|
| ARCHITECTURE |  | EXISTING ELEVATIONS<br>FOR REFERENCE ONLY | PROJECT NO. 200314  | SHEET |
| 06/22/08     |  | SCALE 1/4" = 1'-0"                        | COLON RESIDENCE     | A7    |
|              |  |   | 240 Long Ave. S.W.  |       |
|              |  |   | San Ramon, CA 94583 |       |

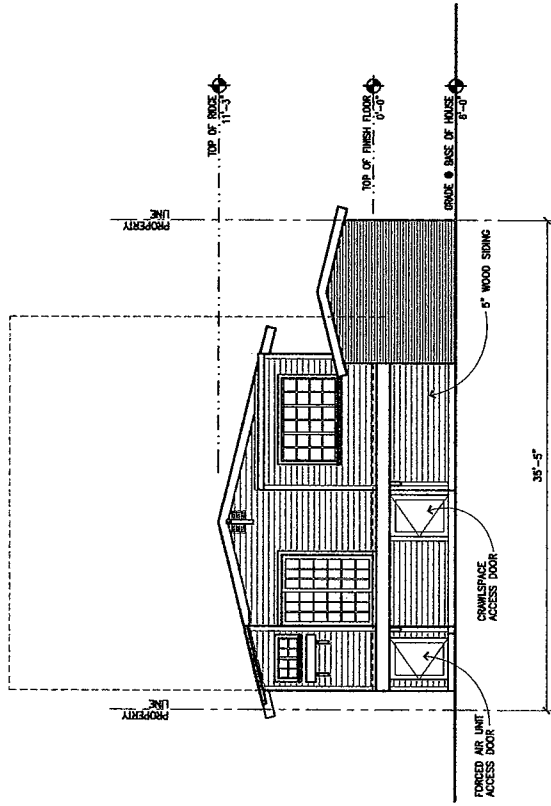


REAR (SOUTH) ELEVATION 1

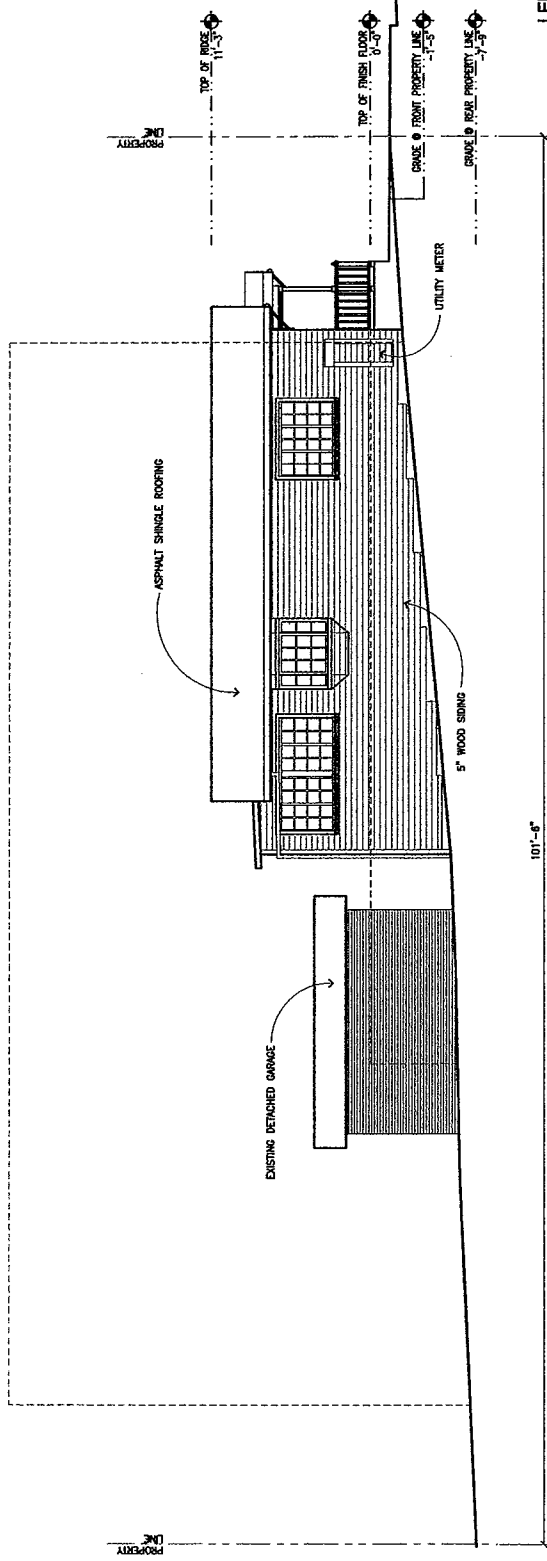


LEFT (EAST) ELEVATION 2

|                    |   |
|--------------------|---|
| PROJECT NO. 20034  | EXISTING ELEVATIONS<br>FOR REFERENCE ONLY       |
| SHEET<br><b>A8</b> | COLON RESIDENCE<br>JANUARY 2004<br>JANUARY 2004 |



REAR (SOUTH) ELEVATION 1

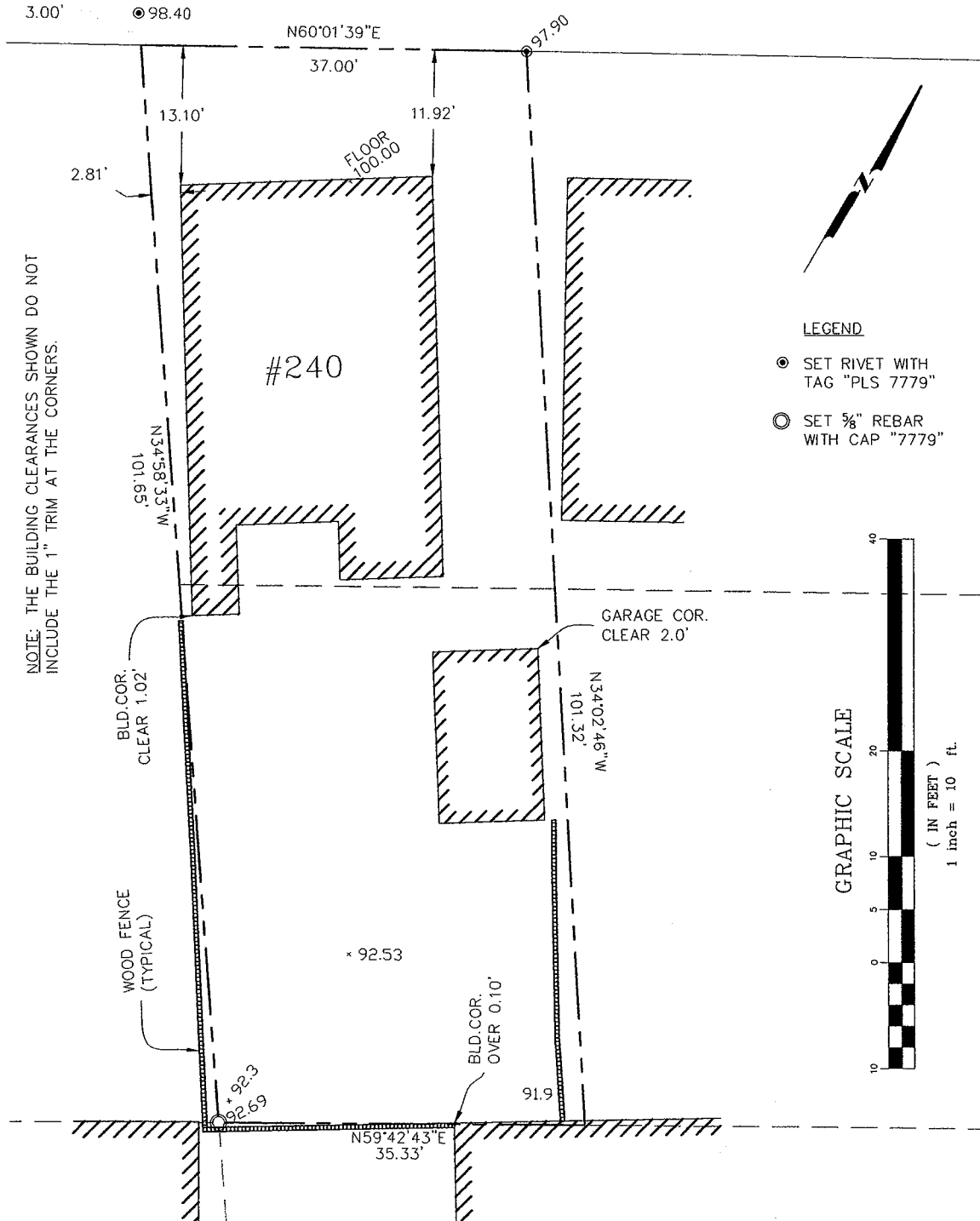


LEFT (EAST) ELEVATION 2

|   |                     |    |
|---|---------------------|----|
| PROJECT NO. 2003.8                        | SHEET               | A8 |
| COLON RESIDENCE<br>San Bruno, CA 94066    |                     |    |
| EXISTING ELEVATIONS<br>FOR REFERENCE ONLY |                     |    |
| ARCHIT. FLOOR PLAN<br>08-20-03            | SCALE: 1/4" = 1'-0" |    |

BOUNDARY AND ELEVATION SURVEY  
240 INEZ AVENUE  
SAN BRUNO, CA

SANTA INEZ AVE.  
(60' WIDE)

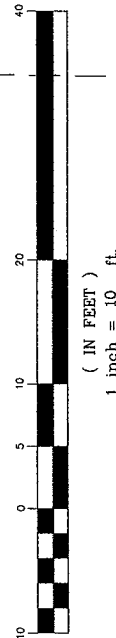


NOTE: THE BUILDING CLEARANCES SHOWN DO NOT INCLUDE THE 1" TRIM AT THE CORNERS.

LEGEND

- SET RIVET WITH TAG "PLS 7779"
- SET 5/8" REBAR WITH CAP "7779"

GRAPHIC SCALE



NOTES

1. All distances are in decimal feet unless otherwise noted.
2. All angles are at 90° unless otherwise noted.
3. A "Record of Survey" is concurrently being filed with the San Mateo County Recorder in accordance with civil section 8762(b) of the Professional Land Surveyors' Act, subsections 1, 4, and 5.
4. The basis of bearings shown on this map is S 30°59' E along San Antonio Avenue as shown on Map of Lomita Park Subdivision No. 3.



TRUE NORTH  
SURVEYING, INC.

4096-17TH STREET, #106  
SAN FRANCISCO, CA 94114  
(415) 558-9803

1345 8TH STREET  
BERKELEY, CA 94710  
(510) 849-3676

Exhibit C

# LEGEND

- SET RIVET WITH BRASS TAG STAMPED "PLS 7779"
- SET 8" REDAR WITH CAP MARKED "PLS 7779"
- PROPERTY LINE
- [M] MEASURED ON THIS SURVEY
- [B] RECORD MEASUREMENT PER REFERENCE

## RECORDERS STATEMENT

Filed this \_\_\_\_\_ day of \_\_\_\_\_, 2006, at \_\_\_\_\_, m. In Book \_\_\_\_\_ of \_\_\_\_\_, at the request of True North Surveying, Inc.

County Recorder  
County of San Mateo  
State of California

## COUNTY SURVEYOR'S STATEMENT

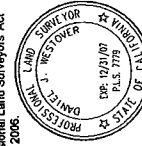
This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Neil R. Oulan, R.C.E. 13109  
License expiration: 9/30/07  
County Surveyor  
County of San Mateo

## SURVEYOR'S STATEMENT

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Professional Land Surveyors' Act at the request of Edward and Diane Colon in July 2006.

Daniel J. Whistner, P.L.S. 7779  
License expiration: 12/31/07



## RECORD OF SURVEY

OF A PORTION OF LOTS 1 AND 2 IN BLOCK 13,  
"MAP OF LOMITA PARK SUBDIVISION NO. 3"  
AS RECORDED OCTOBER 8, 1904 IN BOOK E OF MAPS  
AT PAGE 53 AND A COPY ENTERED IN BOOK 3 OF MAPS  
AT PAGE 45, IN THE OFFICE OF THE RECORDER OF THE  
COUNTY OF SAN MATEO, CALIFORNIA.

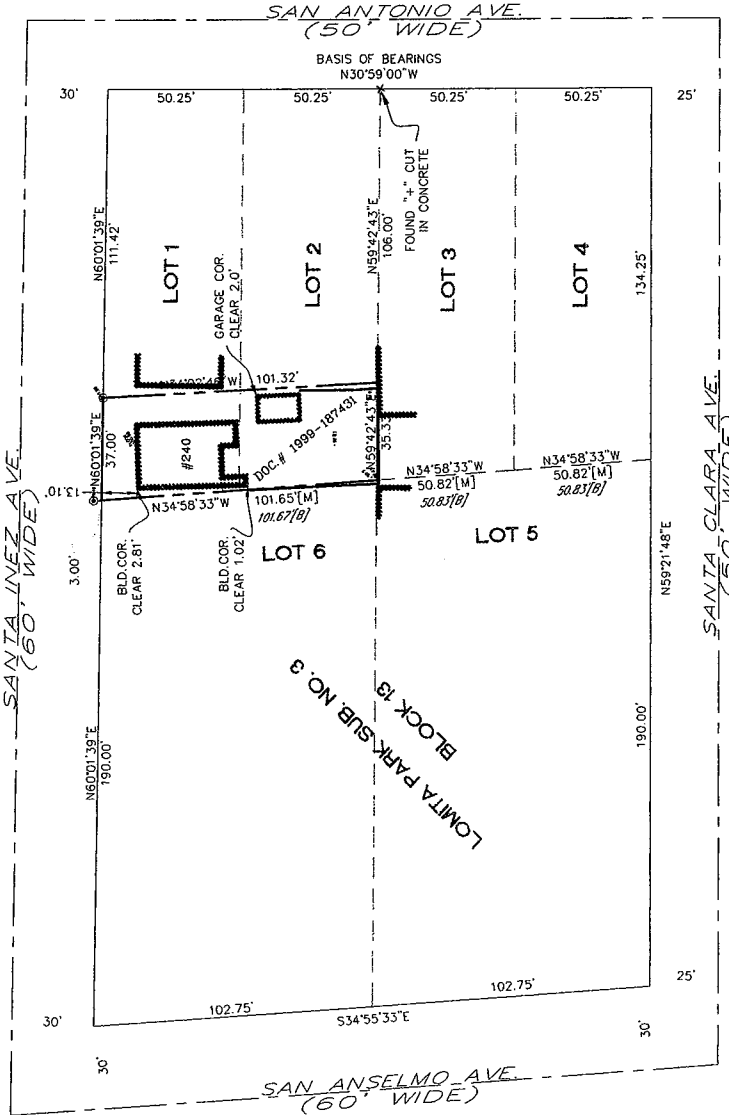
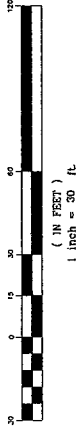
JULY 2006

**TRUE NORTH**  
**SURVEYING, INC.**

4098-17th STREET, #106  
SAN FRANCISCO, CA 94114  
(415) 558-9803

1345 8th STREET  
BERKELEY, CA 94710  
(510) 847-5876

## GRAPHIC SCALE



## NOTES

1. All distances are in decimal feet unless otherwise noted.
2. All angles are in degrees unless otherwise noted.
3. All bearings are true unless otherwise noted.
4. This Record of Survey is filed in accordance with civil section 8782(b) of the Professional Land Surveyors' Act, subdivisions 1, 4, and 5.
5. Santa Inez, Santa Clara, and San Anselmo avenues were established by concrete curb spots. San Antonio Avenue was established by a "round" on the western right-of-way line and by record distances from Antonio Avenue as shown on Map of Lomita Park Subdivision No. 3.

## REFERENCES

- [A] Grant Deed recorded November 10, 1909 in document #1899-187431, in the Recorder's Office of San Mateo County.
- [B] Map of Lomita Park Subdivision No. 3 filed October 8th, 1904 in Book E of Maps at page 53 and a copy entered in Book 3 of Maps at Page 45, San Mateo County Recorder's Office.

NOV 08 2006

RECEIVED

October 29, 2006

To the San Bruno Planning Commission,

My husband and I are very pleased with the proposed addition to our neighbor's home. We have reviewed the proposed design, plans and elevations that are being submitted for the hearing on November 21, 2006. We have no objections to the current design - it's beautiful design and will be a good fit. The design is similiar to many of the older homes in the neighborhood.

We understand that a 3' - 8' setback for all new walls, particularly along my property, will be enforced, but the vertical continuation of existing walls will be allowed where the new stairs are proposed.

Please accept our full support for the project and allow the Colon's to have their home designed as submitted by Archus Studios.

Sincerely,



Randy and Lisa Zink  
owners of 234 Santa Inez



**CITY OF SAN BRUNO**

**COMMUNITY DEVELOPMENT DEPARTMENT**



567 El Camino Real  
San Bruno, CA 94066  
Voice: (650) 616-7074  
Fax: (650) 873-6749  
<http://www.ci.sanbruno.ca.us>

**STAFF**

Tambri Heyden, AICP, *Community Development Director*  
Mark Sullivan, AICP, *Housing and Redevelopment Manager*  
Aaron Akin, AICP, *Planning Manager*  
Tony Rozzi, *Assistant Planner*  
Lisa Costa Sanders, *Contract Planner*  
Pamela Thompson, *City Attorney*

**PLANNING COMMISSION**

Sujendra Mishra, *Chair*  
Rick Biasotti, *Vice-Chair*  
Kevin Chase  
Mary Lou Johnson  
Bob Marshall, Jr.  
Perry Petersen  
Joe Sammut

**PLANNING COMMISSION  
STAFF REPORT  
AGENDA ITEM NO. E2  
November 21, 2006**

**PROJECT LOCATION**

1. Address: 49 Scott Street
2. Assessor's Parcel No: 014-276-200
3. Zoning District: R-1 (Single Family Residential District)
4. General Plan Classification: Low Density Residential
5. San Bruno Redevelopment Area

**EXHIBITS**

- A: Site Location  
B: Site Plan, Floor Plans, and Elevations

**REQUEST**

Request for a Minor Modification, Use Permit and Parking Exception to allow the construction of an addition which increases the gross floor area by 96%, proposes to extend a 4' non-conforming side yard setback along the right side property line and proposes a tandem garage per Sections 12.120.010.B, 12.200.030.B.1 and 12.200.080.C of the San Bruno Zoning Ordinance. Sullivan Santos, SSS Designs (Applicant), Himendar Chand (Owner). **MM-06-009, UP-06-028, PE-06-006**

**RECOMMENDATION**

Staff recommends that the Planning Commission approve the Minor Modification 06-009, Use Permit 06-28 and Parking Exception 06-006 based on Findings of Fact 1-8 subject to the Conditions of Approval 1-17.

**REVIEWING AGENCIES**

Community Development Department  
Public Works Department  
Fire Department

**LEGAL NOTICE**

1. Notices of public hearing mailed to owners of property within 300 feet on November 10, 2006. Advertisement published in the *San Mateo Daily Journal*, Saturday, November 11, 2006.

**ENVIRONMENTAL ASSESSMENT**

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines

**Class 1, Section 15301: Minor Expansions to Existing Facilities.**

**EXISTING CONDITIONS**

The subject property is located on the south side, mid-block of Scott Street, between Huntington Avenue and Herman Street. This is a rectangular-shaped lot with a total size of 5,000 square feet. The property is currently developed with a contemporary style, two bedrooms and one bathroom, 1,037 square foot one-story residence that has an attached one-car garage. Existing left side setback is 5'-0" and right side setback 4"-0".

This home was built in 1943. The neighborhood that surrounds the subject property contains a consistent type of residential home style incorporating stucco finish and composite shingle roof material, given that the area was developed at roughly the same time. The immediate area includes predominantly single story, single-family dwellings and a few two-story single-family dwellings, as well as a couple small apartment buildings.

**SURROUNDING LAND USES**

North: Atlantic Avenue - R-1 Zone, low density residential

South: Buena Vista - R-1 Zone, low density residential

East: Herman Street - R-1 Zone, low density residential

West: Huntington Avenue - R-1 Zone, low density residential

**PROJECT INFORMATION**

The proposed project includes a first floor addition and remodel, located toward the rear of the property. The first floor addition adds approximately 999 square feet and removes a portion of the existing deck, allowing space for construction of two new bedrooms, a bathroom and a dining room. In response to Staff's recommendation and comments at the Architectural Review Committee, the applicant has modified the plans to provide a tandem garage. The existing front bedroom is proposed to be an office.

If approved and constructed this would be a 3-bedroom, 3-bathroom home. Project details are shown in the following table:

| SITE CONDITIONS   |       | ZONING REQUIREMENTS                | EXISTING CONDITIONS         | PROPOSED CONDITIONS            |
|-------------------|-------|------------------------------------|-----------------------------|--------------------------------|
| Land Use          |       | R-1                                | R-1                         | same                           |
| Lot Area          |       | Min. 5,000 sq. ft                  | 5,000 sq. ft                | same                           |
| Lot Coverage      |       | Max. 2,200 sq. ft (44%)            | 1,037 (21%)                 | 2,102 sq. ft (42%)*            |
| Gross Floor Area  |       | Max. 2,750 sq. ft                  | 1,037 sq. ft                | 2,036 sq. ft *                 |
| Floor Area Ratio  |       | 55%                                | 21%                         | 41%                            |
| Building Setbacks | Front | 15'-0" to home<br>20'-0" to garage | 9'-0" to home and<br>garage | 9'-0" to home and<br>to garage |
|                   | Rear  | 10'-0"                             | 63'-0"                      | 32'-0"                         |

|                 |        |          |         |                 |
|-----------------|--------|----------|---------|-----------------|
|                 | L Side | 5'-0"    | 5'-0"   | 5'-0"           |
|                 | R Side | 5'-0"    | 4'-0"   | 4'-0"           |
| Building Height |        | 28'-0"   | 15'-8"  | 15'-8"          |
| Covered Parking |        | 2 spaces | 1 space | 2 tandem spaces |

(\*) Notes:

- Lot coverage includes covered porch
- Total living area proposed is 2,036 s.f with a 446 s.f., two-car tandem garage

**Square Footage Breakdown:**

|          | First Floor | Second Floor | Garage | Total |
|----------|-------------|--------------|--------|-------|
| Existing | 730         | -            | 307    | 1,037 |
| Proposed | 860         | -            | 139    | 999   |
| Total    | 1,590       | -            | 446    | 2,036 |

**ANALYSIS AND RECOMMENDATION**

The applicant is proposing a 999 square foot addition to an existing 1,037 square foot residence, resulting in a 96% expansion. Any project which proposes a greater than 50% expansion in gross floor area requires a Use Permit. The applicant is also proposing a 12'-2" expansion along the 4' right side yard setback. Current zoning standards require a 5' side yard setback unless a Minor Modification permit is obtained. Section 12.120.010.A states that the Planning Commission may authorize a Minor Modification for projects failing to meet the minimum side yard setback requirements by not more than 2'.

**Minor Modification 06-009**

Pursuant to the City's zoning code, the Minor Modification for the requested 4' side yard setback extension shall be approved if the Planning Commission can make the following two required findings: (required finding in bold followed by staff's analysis of the merits of the project and how the findings can be made).

**1. The general appearance of the proposed building or structure; or modification thereof is in keeping with the character of the neighborhood**

The applicant is proposing to construct the main portion of the addition to the rear of the existing residence where it will not be visible from the street. In order to expand the home and meet the parking requirement's, the applicant is requesting modification to the setback requirements. The existing 4'-0" side yard setback would be extended to accommodate the proposed tandem garage and would thus extend the existing, legally nonconforming setback. The surrounding neighborhood contains many homes, which were also constructed with 4' side yard setbacks when the subdivision was constructed in 1943 prior to the current setback requirements. Therefore, the granting of the 4' side yard setback extension is in keeping with the setbacks of the neighborhood. Additionally, granting this modification to the setback would allow the applicant to increase off-street parking in the parking-congested residential

area. The applicant also proposes minor improvements to the front of the home that are in keeping with the character of the neighborhood.

**2. The proposed building or structure; or modification thereof will not be detrimental to adjacent real property.**

The addition is entirely single story and therefore, not creating significant shadow or a privacy impact on the adjacent properties. The addition is designed with three gable roof pitches towards the rear property line, parallel to the neighbors, lower than the existing ridgeline. These architectural design considerations reduce the potential impact of the addition to the adjacent neighbors and provide for the maximum privacy and enjoyment of their property. The adjacent neighbors will not be impacted due to the single-story nature of the project.

The addition is well designed and is attractive from all perspectives. Staff supports the approval of the minor modification to allow the reduced side yard setback since it will not be detrimental to the adjacent real property and that if approved, the project will be in keeping with the character of the neighborhood. The project will not be detrimental to real property as there will be sufficient distance between homes, similar to the separation between homes found in the immediate neighborhood and throughout San Bruno. Furthermore, given that the application proposes a single-story addition, privacy issues will be mitigated by the existing 6' tall fence, which divides the two properties.

**Use Permit and Parking Exception 06-024**

As stated above, the applicant is proposing a 999 square foot addition to an existing 1,037 square foot residence, resulting in a 94% expansion. Any project which proposes a greater than 50% expansion in gross floor area requires a Use Permit. The project also includes a two-car tandem garage. Tandem parking can be allowed by securing a parking exception from the Planning Commission.

*Pursuant to the City's Zoning Code, the Commission shall grant the Use Permit if it makes the following findings (required findings are in **bold** followed by staff's analysis of the merits of the project and how the findings can be made):*

**1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.**

With the condition that the applicant obtain a building permit prior to construction, the addition will be constructed according to the Uniform Building Code (UBC) and therefore will not be detrimental to the health, safety and general welfare of the persons residing in the neighborhood. The proposed structure will be set back 4' from the west side property line and 5' from the east property line. Both side yard setbacks meet all UBC safety requirements. Therefore, the development will not be detrimental to the health and safety of the persons residing in the neighborhood.

**2. The proposed development will not be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city.**

The applicant is proposing a single-story addition, with a new front porch, arched entry columns, and stucco finish with asphalt composition roof material. The front setback requirement is 15'-0" to the front of the home. The proposed front porch will encroach into the front yard setback 4'-6", maintaining an 11'-6" setback. However, open porches are allowed to encroach up to 6' into any required front yard setback. The proposed addition generally complements the current neighborhood design, both in scale and with its architectural features. It is also consistent with the permitted uses of low-density residential district neighborhoods.

With the 96% increase in floor area, Staff recommended that the applicant redesign the project to add a second car garage. Given the existing floor plan of the home, staff recommended that the applicant redesign the project to include a tandem style garage. For Planning Commission consideration, the applicant has redesigned the home to include a two-car tandem garage. With this additional off-street parking space, Staff feels that the street parking in the neighborhood area would not be negatively impacted as a two car garage will be designed to meet the property's off-street parking code requirements.

The proposed addition will benefit the City and the surrounding neighborhood through investment in the property and by its general conformance to a majority of regulations as set forth in the Zoning Ordinance. Staff determines that the addition will not be detrimental to improvements in the neighborhood or to the general welfare of the city.

### **3. The proposed development will be consistent with the General Plan.**

The General Plan designates the property as low density residential district. The proposed addition to the single-family structure is consistent with this residential General Plan designation. The home's design will continue to accommodate a single family only and no portion is intended as a second dwelling unit. Any future establishment of a second dwelling unit on the property would require Planning Division review.

### **4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.**

The proposed structure will not unreasonably restrict or interfere with light and air on the properties in the neighborhood as the structure will maintain required setback distances from the property lines, except for the right side yard setback, and will remain well below the maximum height limit of 28'. The roof design incorporates a gabled roof pitch, which creates less shadow on adjacent properties due to its sloped design.

The applicant proposes to replace the existing exterior wood siding with stucco and proposes to match the existing composition roof material. The front elevation provides for a new front covered entry porch with arched supports, which adds visual interest to this elevation. The rear elevation provides for two new sliding glass doors and windows while retaining a portion of the existing deck. The elevation provides for a varied roofline and two new skylight windows breaking up the new addition.

At the proposed right elevation, the applicant is requesting a Minor Modification to encroach into the side yard setback one foot in order to construct an additional bedroom, replacing a portion of the rear deck. The right elevation provides for a new window, sloped roofline and the existing deck, which adds visual depth and dimension. As stated above, staff advised the applicant to redesign the project to include a tandem style garage so that the parking in the area would not be negatively impacted. The proposed side yard setback extension will not restrict light and air on the adjacent property to the west and is consistent with other side yard setbacks found in the immediate neighborhood.

**5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.**

The applicant is proposing to replace the exterior material of the home with stucco throughout the addition and the existing residence. Staff supports the design of the proposed addition given that the finished materials will be consistent throughout the home and consistent with nearby homes.

The proposed residence will be an improvement not only to the subject property but will also have a beneficial impact on the modest and well-maintained neighborhood, which is comprised of contemporary style homes. With the additional on-site parking space, street parking in the area should not be negatively impacted, which would otherwise diminish the desirability of the adjacent properties and overall neighborhood.

**6. The proposed expansion complies with applicable off-street parking standards of the zoning ordinance.**

The proposed project includes an attached two-car tandem garage. With the granting of the Parking Exception, the home will meet the zoning ordinance requirement for two-car covered parking. Therefore, the Parking Exception is appropriate given the design of the home and with the opportunity to provide additional off-street parking.

**RECOMMENDATION**

Staff recommends that the Planning Commission approve the Minor Modification 06- 009, Use Permit 06-028 and Parking Exception 06-006 based on the Findings of Fact 1-8 and Conditions of Approval 1-17.

**FINDINGS OF FACT**

1. The general appearance of the proposed building or structure; or modification thereof is in keeping with the character of the neighborhood
2. The proposed building or structure; or modification thereof will not be detrimental to adjacent real property.

3. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.
4. The proposed development will not be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city.
5. The proposed development will be consistent with the General Plan.
6. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.
7. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.
8. The proposed expansion complies with applicable off-street parking standards of the zoning ordinance.

### **CONDITIONS OF APPROVAL**

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the "Planning Commission Meeting Minutes" to the Department of Community Development within 30 days of approval. Until such time as the Summary is filed, the Minor Modification Permit (MM-06-009), Use Permit (UP 06-28) and Parking Exception (06-006) shall not be valid for any purpose. The Minor Modification, Use Permit and Parking Exception shall expire one (1) year from the date of approval unless a building permit has been secured prior to the expiration date.
2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Minor Modification, Use Permit and Parking Exception for an addition shall be built according to plans approved by the Planning Commission on November 21, 2006, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.

6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit. The rental of a room does not qualify as a secondary dwelling unit. Any attempt to construct an illegal dwelling unit will result in Code Enforcement action by the City.
7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. The residence must have the ability to park the required number of vehicles in the designated garage area. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.

**Department of Public Works – (650) 616-7065**

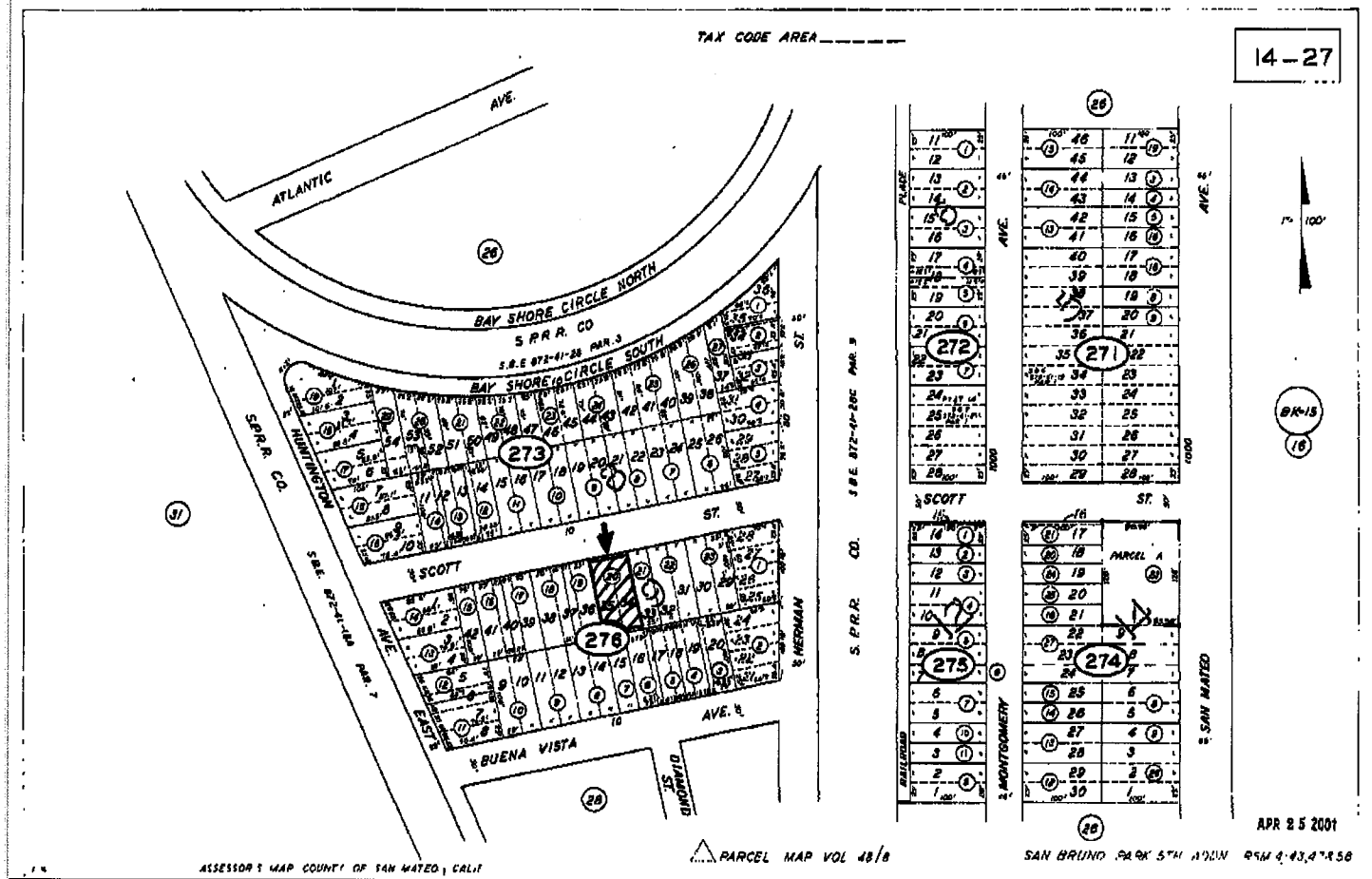
8. Install a sanitary sewer lateral clean out at property line per City standards details SS-01.
9. Paint address number on face of curb near driveway approach. Black lettering on white background.
10. No fence, retaining wall, or other permanent structure to be placed within 2'-0" from back of sidewalk. S.B.M.C. 8.08.010
11. Replace all broken or raised concrete in sidewalk or driveway approach as marked. S.B.M.C. 8.12.010. Marking shall take place under Building Review.
12. Storm water from new and existing roof down-spouts, shall be collected and drained to an underground storm water system or through an undersidewalk curb drain to the gutter per City standards detail SI-03. Chapter 11, UPC 1101.1.
13. Planting of one 36-inch box size approved tree or payment of \$540.00 each to the in-lieu replacement tree fund. S.B.M.C. 8.24.060

**Fire Department – (650) 616-7096**

14. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
15. Provide spark arrestor for chimney.
16. Provide hardwired smoke detectors with battery backup to all bedrooms and hallways.
17. The project must comply with all future Fire Department conditions, as required during the plan check review by the Building and Safety Department.

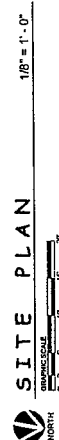
Date of Preparation: November 13, 2006  
Prepared by: Lisa Costa Sanders, Contract Planner



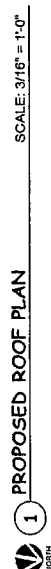


**49 Scott Street**  
**014-276-200**  
**MM 06-009; UP 06-028; PE 06-006**

## Exhibit A – Site Location



| SHEET INDEX |   |
|-------------|---|
| SHEET NO.   | DESCRIPTION   |
| 1           | SITE PLAN<br>SITE ANALYSIS<br>SHEET INDEX<br>SCOPE OF WORK<br>ROOF PLAN |
| 2           | DEMOLITION / EXISTING FLOOR PLAN<br>PROPOSED FLOOR PLAN                 |
| 3           | EXTERIOR ELEVATIONS   |
| 4           | EXTERIOR ELEVATIONS   |



## Exhibit B – Site, Floor & Elevation Plans

[illegible]

PROVIDE FIRE STOPS IN DOORWAYS @ FLOOR  
LEVELS OF ALL PRELAPPS PER ULC.

PROVIDE 6" GRC SHOVE DETECTORS WITHIN EACH  
SLEEPING ROOM & CENTRALLY LOCATED IN CORRIDORS  
OR AREAS GIVING ACCESS TO EACH SLEEPING AREA.  
ALL DETECTORS TO BE INTERCONNECTED TYPICAL  
TYPICAL THROUGHOUT

WRAP ALL EXTERIOR WALLS WITH GCS PL WOOD  
GENERAL CONTRACTOR TO COORDINATE WITH  
ARCHITECT FOR FINISHES FOR FLOOR AND  
OTHER AREAS.

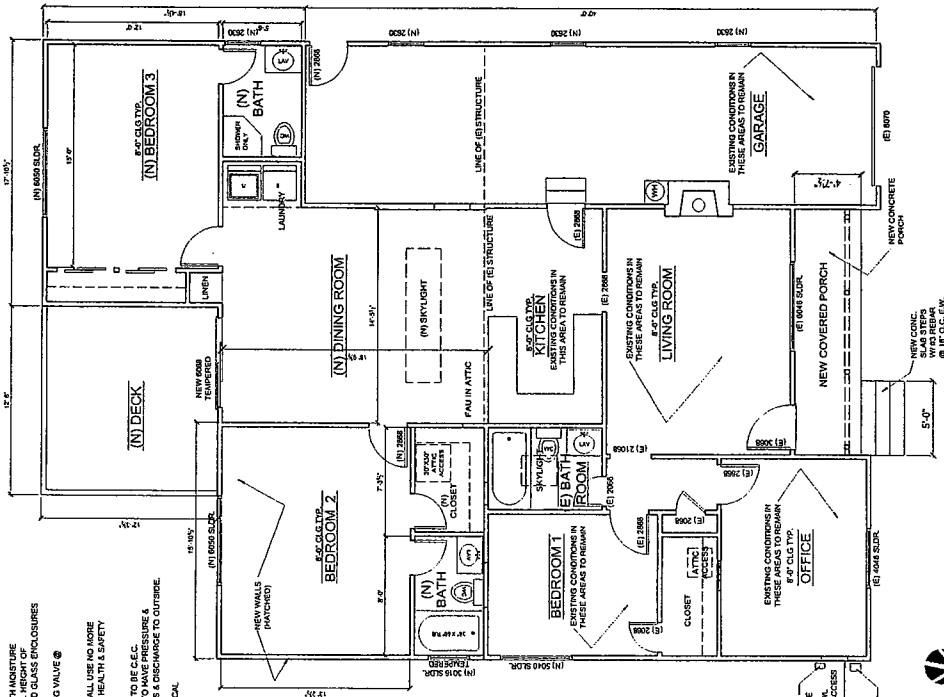
SHOWER ARM TO STUD @ 7'-0" MIN. ABOVE FINISH FLOOR

17'-00"

(N) 6050 S.D.R.

11'-0"

8'-0" TO TOP  
(N) BEDROOM 3

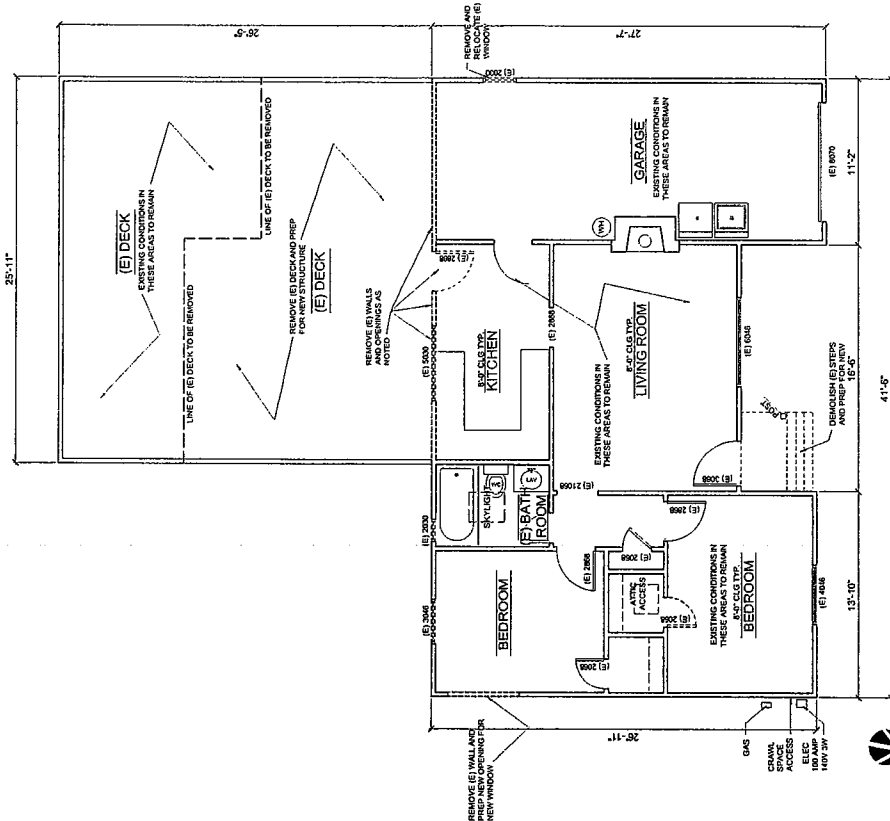


2 PROPOSED FLOOR PLAN  
(E) FLOOR AREA = 1,037 SF (INCLUDES GARAGE) + 959 SF (ADDITION) = 2,036 SF  
1/4" = 1'-0"

1. DEMOLITION PLAN IS PROVIDED FOR REFERENCE ONLY. GENERAL CONTRACTOR SHALL CAREFULLY COORDINATE DEMOLITION AND REMOVAL WITH NOTES AND DIMENSIONS INDICATING THE EXTENT AND NATURE OF NEW CONSTRUCTION SHOWN ELSEWHERE IN THESE DOCUMENTS
2. GENERAL CONTRACTOR IS RESPONSIBLE FOR SECURELY SHORING IN PLACE ALL OVERHEAD STRUCTURES PRIOR TO THE REMOVAL OF ANY EXISTING SUPPORT STRUCTURES
3. CAP-OFF PILING, GAS, AND ELECTRICAL LINES AS REQUIRED

EXISTING WALLS TO REMAIN: \_\_\_\_\_

EXISTING WALLS TO BE REMOVED: - - - - -



1  
EXISTING FLOOR PLAN  
(E) FLOOR AREA = 1,037 SF (INCLUDES GARAGE)

| REVISIONS | BY |
|-----------|----|
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|           |    |
|           |    |
|           |    |
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|           |    |
|           |    |
|           |    |
|           |    |

SSS DESIGNS LLC  
1531 CHANDELIER WAY, SUITE 7, FARMERSBURG, CA 94024  
TEL: 530.835.5555 FAX: 530.835.5555  
WWW.SSSDESIGNS.COM

SSS DESIGNS LLC  
DESIGN & DOCUMENTATION BY  
1531 CHANDELIER WAY, SUITE 7, FARMERSBURG, CA 94024  
TEL: 530.835.5555 FAX: 530.835.5555  
WWW.SSSDESIGNS.COM

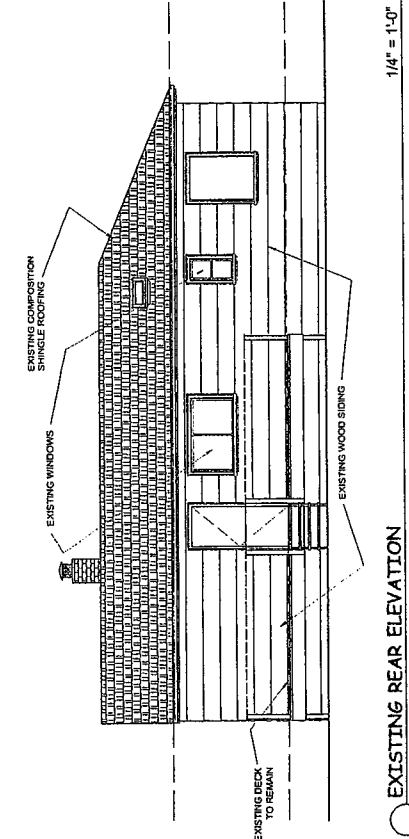
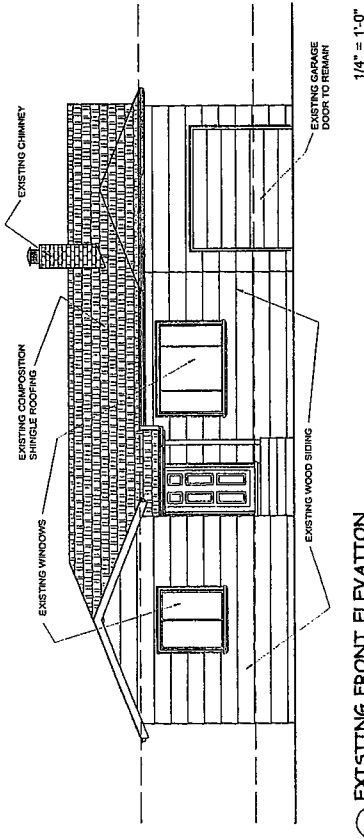
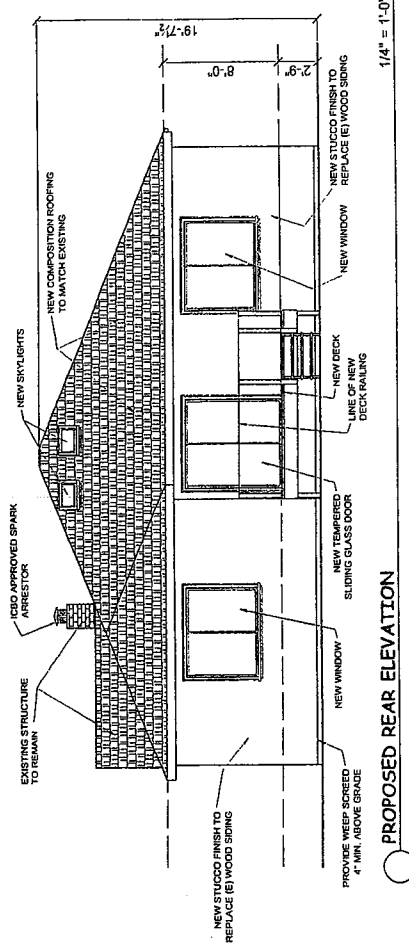
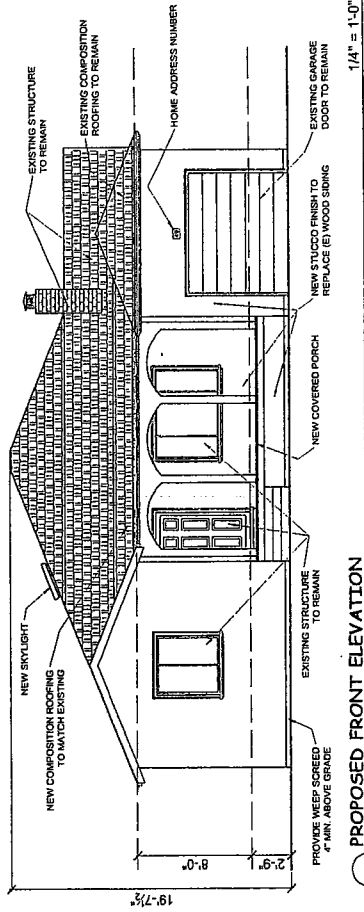


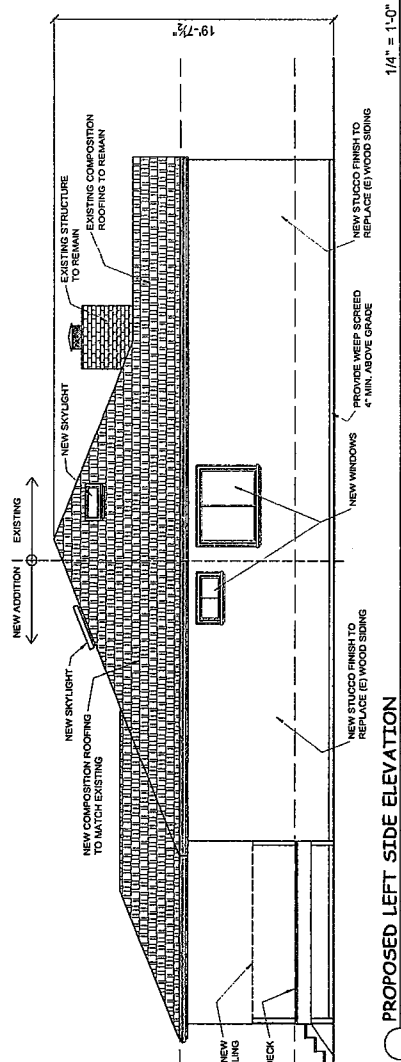
# EXTERIOR ELEVATIONS

ADDITION TO THE  
CHAND RESIDENCE  
49 SCOTT STREET  
SAN BRUNO, CA

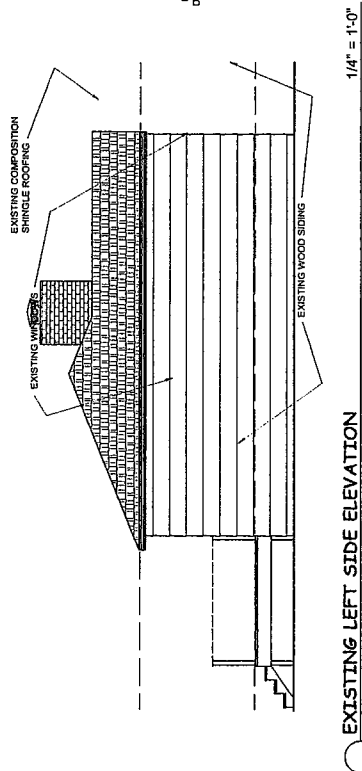
DATE: OCTOBER 23, 2006  
DRAWN BY: SSS  
CHECKED BY: SSS  
SCALE: AS NOTED  
SHEET: 3 OF 3  
PROJECT: CHAND - 0906

3

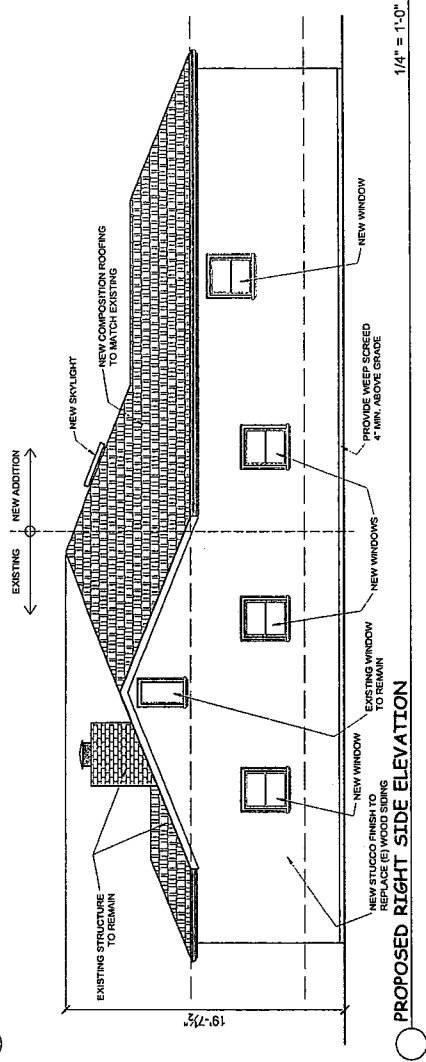




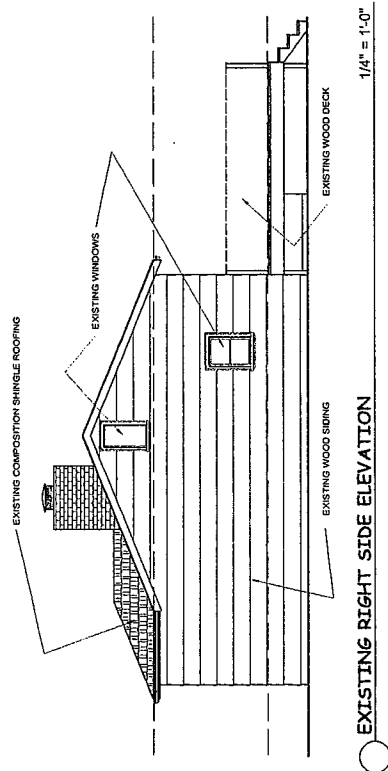
**PROPOSED LEFT SIDE ELEVATION**



**EXISTING LEFT SIDE ELEVATION**



REPLACE (E) WOOD SIDING  
PROPOSED RIGHT SIDE ELEVATION



EXISTING RIGHT SIDE ELEVATION

CITY OF SAN BRUNO

COMMUNITY DEVELOPMENT DEPARTMENT



567 El Camino Real  
San Bruno, CA 94066  
Voice: (650) 616-7074  
Fax: (650) 873-6749  
<http://www.ci.sanbruno.ca.us>

**STAFF**

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**PLANNING COMMISSION**

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Kevin Chase  
Mary Lou Johnson  
Bob Marshall, Jr.  
Perry Petersen  
Joe Sammut

**PLANNING COMMISSION  
STAFF REPORT  
AGENDA ITEM NO. E3  
November 21, 2006**

**PROJECT LOCATION**

1. Address: 1620 Claremont Drive
2. Assessor's Parcel No: 019-024-150
3. Zoning District: R-1 (Single Family Residential District)
4. General Plan Classification: Low Density Residential

**EXHIBITS**

- A: Site Location  
B: Site Plan, Floor Plans, and Elevations

**REQUEST**

Request for a Use Permit to allow the construction of an addition which increases the gross floor area by 62% per Section 12.200.030.B.1 of the San Bruno Zoning Ordinance. Mark Bucciarelli (Applicant), Philip and Helen Piserchio (Owner). **UP-06-031**

**RECOMMENDATION**

Staff recommends that the Planning Commission **approve** Use Permit 06-031 based on the Findings of Fact (1-6), subject to Conditions of Approval (1-18).

**REVIEWING AGENCIES**

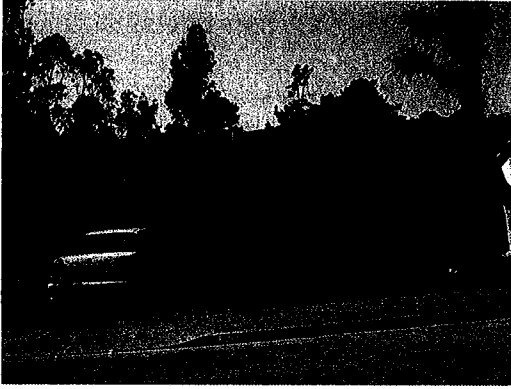
Community Development Department  
Public Works Department  
Fire Department

**LEGAL NOTICE**

1. Notices of public hearing mailed to owners of property within 300 feet on November 10, 2006.
2. Advertisement published in the *San Mateo Daily Journal*, Saturday, November 11, 2006.

**ENVIRONMENTAL ASSESSMENT**

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor Expansions to Existing Facilities.



### **EXISTING CONDITIONS**

The subject property is located on the south side of Claremont Drive, near Fairmont and Glenview Drives. This is a rectangular-shaped lot with a total size of 5,000 square feet. The property is currently developed with a contemporary style, three bedroom and two bathroom, 1,526 square foot one-story residence with an attached two-car garage.

This home was built in 1956. The neighborhood that surrounds the subject property contains a consistent type of residential style homes incorporating wood paneling, stucco finish and asphalt

shingle roof material, given that the area was developed at roughly the same time. The area includes single-family dwellings.

### **SURROUNDING LAND USES**

North: Concord Way - R-1 Zone, low density residential

South: Open Space - Crestmoor Canyon

East: Claremont Drive - R-1 Zone, low density residential

West: Farimont - R-1 Zone, low density residential

### **PROJECT DESCRIPTION**

The proposed project includes a first and second story addition located towards the south side of the property. The first floor and second story addition would add approximately 925 square feet and remove an on-grade patio area, allowing for construction of a master bedroom suite and family room.

If approved and constructed, this would be a 4-bedroom and 3-bathroom home. Project details are shown in the following table:

| SITE CONDITIONS   |               | ZONING REQUIREMENTS                | EXISTING CONDITIONS                | PROPOSED CONDITIONS                           |
|-------------------|---------------|------------------------------------|------------------------------------|---|
| Land Use          |               | R-1                                | R-1                                | same  |
| Lot Area          |               | Min. 5,000 sq. ft                  | 5,000 sq. ft                       | same  |
| Lot Coverage      |               | Max. 2,200 sq. ft (44%)            | 1,586 (31%)                        | 2,040 sq. ft (40.8%)*                         |
| Gross Floor Area  |               | Max. 2,750 sq. ft                  | 1,526 sq. ft                       | 2,451 sq. ft *                                |
| Floor Area Ratio  |               | .55                                | .30                                | .49   |
| Building Setbacks | Front         | 15'-0" to home<br>20'-0" to garage | 17'-0" to home<br>13'-6" to garage | same  |
|                   | Rear          | 10'-0"                             | 34'-0"                             | same  |
|                   | East Side (L) | 5'-0"                              | 3'-0" to garage                    | 3'-0" to garage<br>5'-0" to proposed addition |
|                   | West Side ®   | 5'-0"                              | 5'-0"                              | 5'-0"   |
| Building Height   |               | 28'-0"                             | 14'-4"                             | 23'-5"  |
| Covered Parking   |               | 2 spaces                           | 2 spaces                           | 2 spaces                                      |

(\*) Notes:

- Lot coverage includes covered porch.
- Total Living area proposed is 1,615 s.f with a 365 s.f., two-car garage

**Square Footage Breakdown:**

|          | Ground floor | Second Floor | Garage | Total |
|----------|--------------|--------------|--------|-------|
| Existing | 1,161        | -            | 365    | 1,526 |
| Proposed | 454          | 471          | -      | 925   |
| Total    | 1,615        | 471          | 365    | 2,451 |

(\*) Notes:

- 925 s.f. addition (total)

**ADDITIONAL INFORMATION**

- **Accessory Structures:** There is an existing shed that would be removed or relocated to accommodate the proposed addition.
- **Code Enforcement:** There are no pending code enforcement cases on file on this property.
- **Easements:** Subdivision maps on file in the Public Works Department indicate that there is a 24' Public Utility Easement to the rear of the property. No portion of the proposal is within this easement.



- **Heritage Trees:** There are no heritage trees on-site that will be affected by this proposal.

### **BACKGROUND**

The Architectural Review Committee (ARC) reviewed the project at its October 12, 2006 meeting and forwarded the project to the Planning Commission with a favorable recommendation and the following comments:

- Add additional windows to proposed second story front elevation.
- Add a decorative band to the south and west elevations to break up second story mass.
- Bring color and material samples to Planning Division prior to Planning Commission meeting.
- Show gutters and downspouts on elevation plans.

*Commissioners Mishra, Sammut and Chase were present for this item.*

The architect has since revised the plans with all of the Architectural Review Committee comments incorporated in the plans.

### **PROJECT ANALYSIS:**

The applicant is proposing a 925 square foot addition to a 1,526 square foot residence, a 62% expansion. Any project which proposes a greater than 50% expansion in gross floor area requires a use permit.

*Pursuant to the City's Zoning Code, the Commission shall grant the Use Permit if it makes the following findings (required findings are in **bold** followed by staff's analysis of the merits of the project and how the findings can be made):*

1. **The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.**

With the condition that the applicant obtain a building permit prior to construction, the addition will be constructed according to the Uniform Building Code (UBC) and therefore will not be detrimental to the health, safety and general welfare of the persons residing in the neighborhood. The proposed addition will be set back five feet from the east side property line, a benefit considering that the existing garage is set back just three feet from the property line. Additionally, the minimum west side setback (5'-0") will not change as part of this proposal. Both side yard setbacks will provide for fire safety construction and egress requirements. Therefore, the development will not be detrimental to the health and safety of the persons residing in the neighborhood.

2. **The proposed development will not be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city.**

The applicant is proposing a two-story addition, located on the left side of the house, constructed of wood paneling, stucco finish with asphalt composition roof material. The proposed addition generally complements the current neighborhood design, both in scale and with its architectural features and is

consistent with the permitted uses of low density residential district neighborhoods. On-street parking in the neighborhood area should not be negatively impacted since an existing two-car garage will remain to meet the property's off-street parking code requirements.

The proposed addition will benefit the City and the surrounding neighborhood through investment in the property and by its general conformance to a majority of regulations as set forth in the Zoning Ordinance. Therefore, staff determines that the addition will not be detrimental to improvements in the neighborhood or to the general welfare of the City.

### **3. The proposed development will be consistent with the general plan.**

The general plan designates the property as low density residential district and the proposed addition to the single-family structure is consistent with this residential general plan designation. The home's design will continue to accommodate a single family only and no portion is intended as a second unit. Any future establishment of a second dwelling unit on the property would require Planning Division review.

The San Bruno General Plan designates the property as a low density residential district.. The proposed single family dwelling is thus consistent with the residential general plan designation.

Goal 3 of the City's 1984 General Plan states "encourage public and private development which is aesthetically sensitive to the surrounding environment and is of the highest quality design and construction." Staff finds that the architecture of the addition will balance the style of the existing homes in the nearby area and the project will use similar finish materials.

General Plan Residential Policy 1 states "protect the residential character of existing residential neighborhoods." The two-story contemporary home, with wood paneling, stucco finish, articulation and composition shingle roofing, is complementary to other single family homes in the area.

### **4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.**

The proposed structure will not unreasonably restrict or interfere with light and air on the property adjacent to the right (north) of the property since the addition will occur toward the left (south) property line. The property will not interfere with light and air on the property adjacent to the south since the residence adjacent to the left has very few windows located along the property line, the structure will maintain the required 5 foot setback distances from the property line and a six foot tall fence separates the properties. The property is set back 34 feet from the rear property line. Therefore, it will not impact the property to the rear since the area behind the house is zoned Open Space and is the location of Crestmoor Canyon. Overall, the structure is well below the maximum height limit of 28 feet with a proposed height of 23'-5". The roof design incorporates a hipped roof pitch, which should not create significant shadowing on the adjacent property to the east.

The proposed structure is similar in scale with the two-story residence located at 1631 Claremont Drive,

which is currently under construction and with other two-story homes found in the immediate neighborhood. The second story was also designed with articulation similar to the other two story homes on Claremont Drive.

**5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.**

The character of the new structure will be consistent with the scale and design of the other homes in the immediate neighborhood and is generally pleasing in its architectural design. The front elevation is articulated with varied wall planes and rooflines which break up the apparent mass of the two story structure and better integrates the two story structure with the surrounding single-family residences. The second story is set back 21' feet from the first story, further breaking up the elevation and adding visual interest. Additionally, the applicant has proposed two front facing windows on the street view elevation, which add some interest to the façade. This change corresponds to a suggestion by staff and the Architectural Review Committee. The roof design consists of various hip roofs, a design that is found on other homes in the vicinity.

The rear elevation proposes French doors located on the first and second story, two windows on the first floor and a varied roofline to add visual diversity to the elevation. The right elevation is proposed to remain unchanged therefore no impact to this elevation will occur. The left elevation proposes several varied windows and wall lines since the addition is set back five feet from the property line and two feet back from the existing garage, further breaking up the elevation and adding depth. A decorative band, part of the Architectural Review Committee suggestions, has been added between the first and second stories to break up the two-story walls and provide articulation as well as visual interest to the proposed structure as viewed from the adjacent properties. The applicant proposes to finish the structure with stucco and asphalt shingle roof material, which are finish materials on the surrounding homes.

The proposed residence will be an improvement not only to the subject property but will also have a beneficial impact on the modest and well-maintained neighborhood, which is comprised of contemporary style homes. On-street parking in the area should not be negatively impacted, which would otherwise diminish the desirability of the adjacent properties and overall neighborhood since the applicant has an existing two car garage which is proposed to remain.

**6. The proposed expansion complies with applicable off-street parking standards of the zoning ordinance.**

The subject property contains an attached two-car garage, which is proposed to remain. The garage is slightly undersized, measuring 20'-0" deep by 18'-0" wide, rather than the required 20'-0" wide. Therefore, staff has conditioned the project to require that the garage be capable of storing two vehicles at all times. This should prevent the garage from being used for storage and thus all off-street parking standards will be met with this proposal.

## **PUBLIC COMMENTS**

None were submitted prior to the Public Hearing.

## **RECOMMENDATION**

Based on the above analysis and Findings of Fact 1-6 below, Staff recommends approval of Use Permit 06-031 subject to conditions 1-18 below.

## **FINDINGS OF FACT**

1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use as the new addition will require the applicant to obtain a building permit that complies with the Uniform Building Code and, required set backs are met.
2. The proposed development will not be injurious to the neighborhood or to the City as a whole as it generally complements the current neighborhood design, both in scale and with its architectural features and is consistent with other homes found in the neighborhood.
3. The proposed development will be consistent with the general plan, since the proposed development meets the general plan designation of low-density residential for the subject property. Any establishment of a second dwelling unit on the property would require Planning Division review and approval.
4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property or other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood, since the structure maintains side setbacks as required by the zoning ordinance.
5. The general appearance of the proposed architectural design will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood since this addition has been designed with appropriate articulation and similar finish materials.
6. The proposed expansion has an attached two-car garage which complies with applicable off-street parking standards of the zoning ordinance.

## **CONDITIONS FOR APPROVAL**

### **Community Development Department – (650) 616-7074**

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 06-031 shall not be valid for any purpose. Use Permit 06-031 shall expire one (1) year from the date

- of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.
  3. The request for a Use Permit for an addition shall be built according to plans approved by the Planning Commission on November 21, 2006, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
  4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
  5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
  6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit. The rental of a room does not qualify as a secondary dwelling unit. Any attempt to construct an illegal dwelling unit will result in Code Enforcement action by the City.
  7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. The residence must have the ability to park the required number of vehicles in the designated garage area. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.

**Department of Public Works – (650) 616-7065**

8. Install a sanitary sewer lateral clean out at property line per City standards details SS-01.
9. No fence, retaining wall, or other permanent structure to be placed within 5'-6" from back of sidewalk. S.B.M.C. 8.08.010
10. Encroachment Permit from Engineering Department required prior to work. S.B.M.C. 8.16.010
11. Erosion control plan and storm water pollution plan required. Must show existing storm drain inlets and other storm water collection locations protect by silt screens or silt fence. Work shall conform with the current NPDES requirements. S.B.M.C. 12.16.020
12. Storm water from new and existing roof down-spouts, shall be collected and drained to an underground storm water system or through an undersidewalk curb drain to the gutter per City standards detail SI-03. Chapter 11, UPC 1101.1. Fifty percent permitted to drain to landscape allowed.

13. Remove weeds and grass from sidewalk, curb and gutter. Prune other plantings in the right-of-way. S.B.M.C. 8.24.140/150/180.
14. Planting of one 36-inch box size approved tree or payment of \$540.00 each to the in-lieu replacement tree fund. S.B.M.C. 8.24.060

**Fire Department – (650) 616-7096**

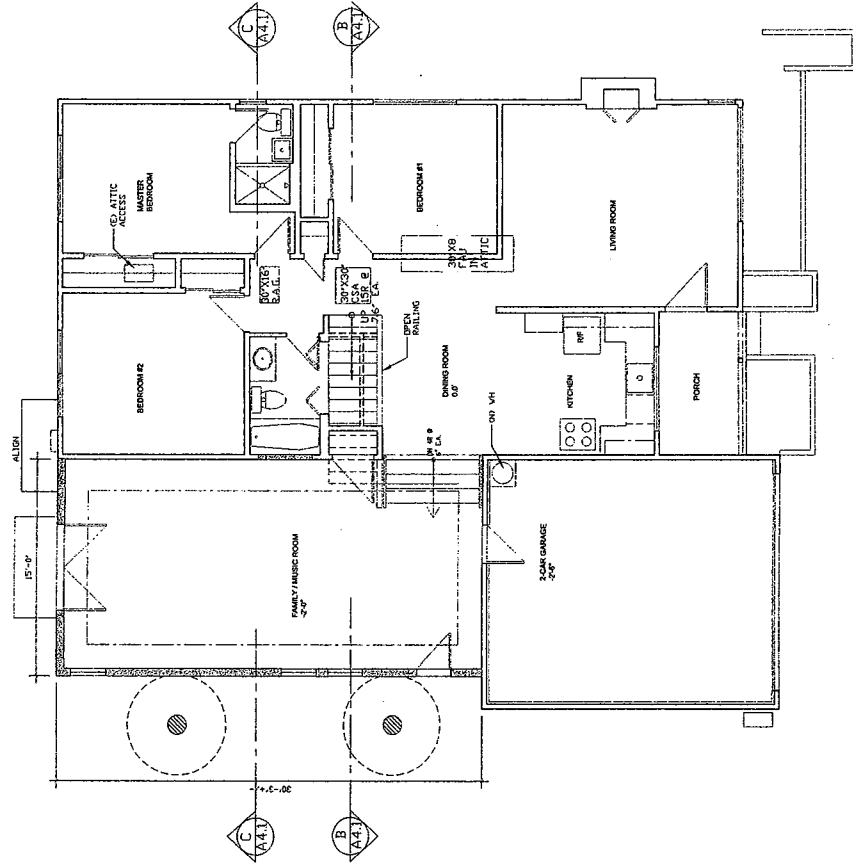
15. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
16. Provide spark arrestor for chimney.
17. Provide hardwired smoke detectors with battery backup to all bedrooms and hallways.
18. The project must comply with all future Fire Department conditions, as required during the plan check review by the Building and Safety Department.

Submitted on November 13, 2006:  
Tony Rozzi  
Assistant Planner

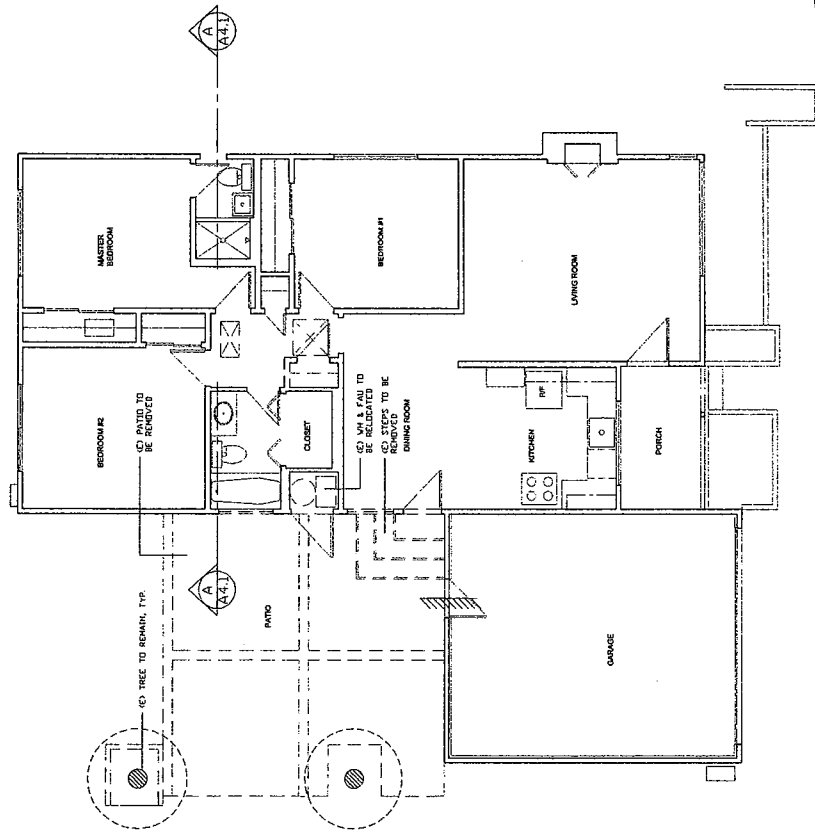




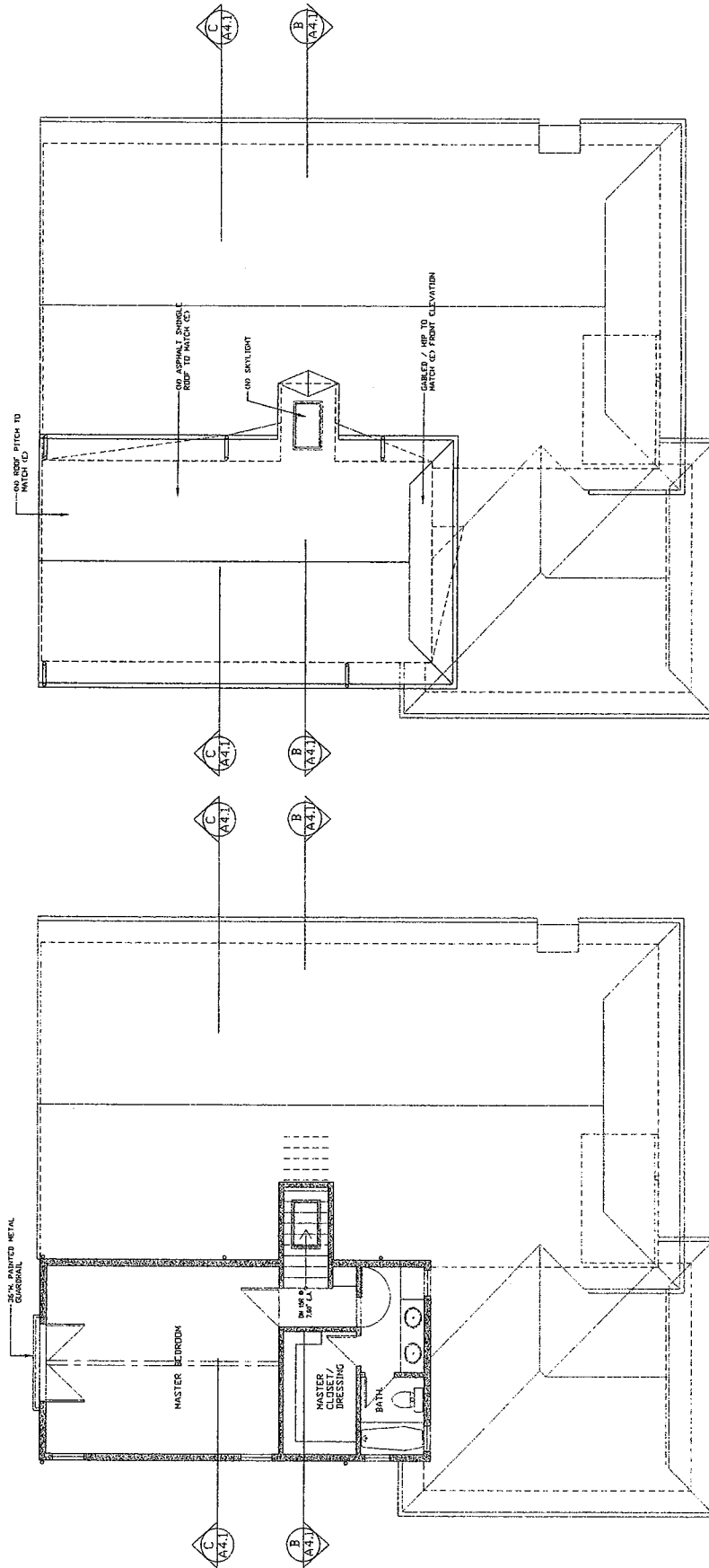




REVISED  
1ST FLOOR PLAN

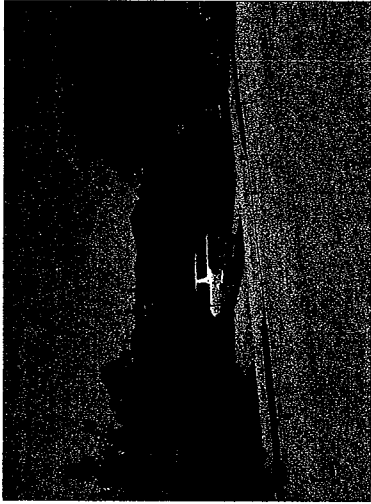


EXISTING/DEMOLITION  
1ST FLOOR PLAN



REVISED ROOF PLAN

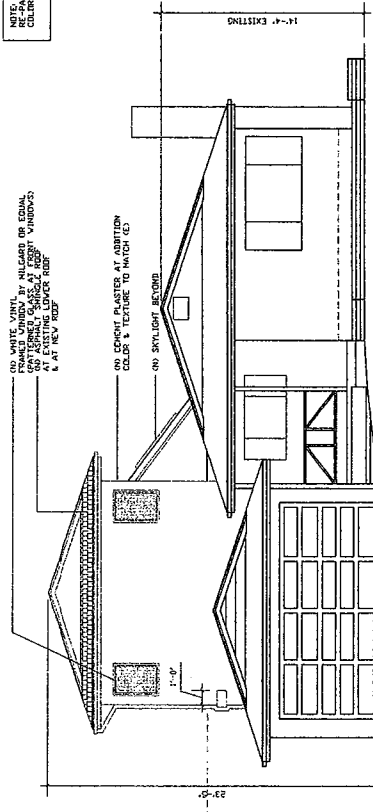
NEW 2ND FLOOR PLAN



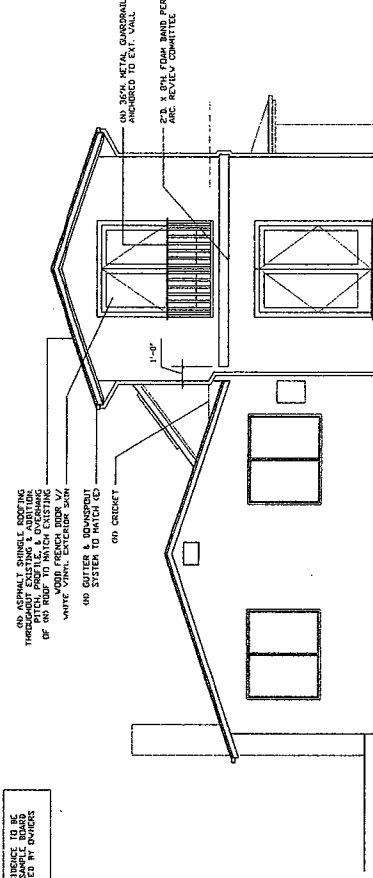
VIEW FROM STREET



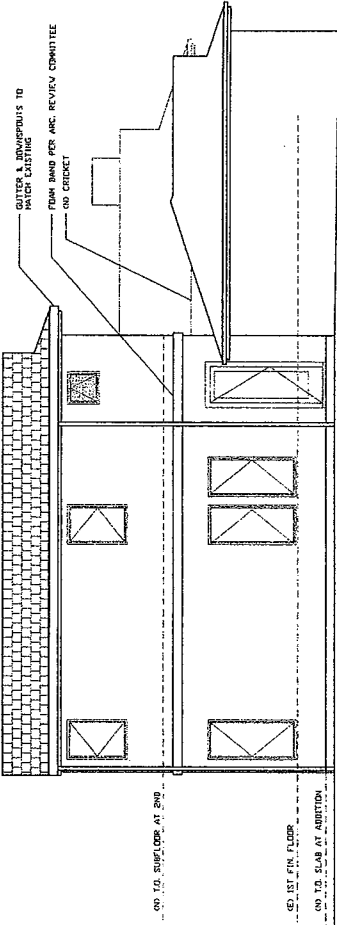
AREA OF PROPOSED ADDITION



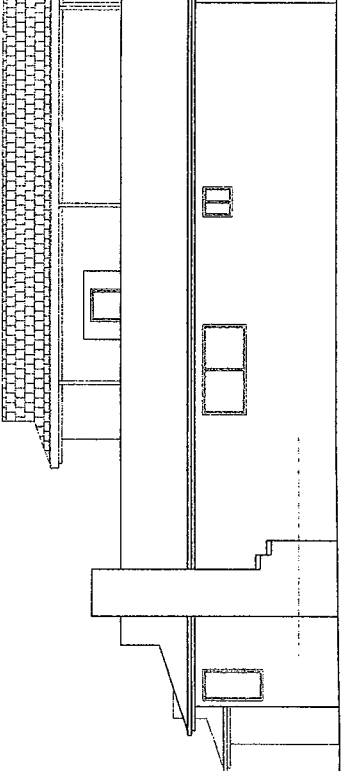
REVISED FRONT ELEVATION



REVISED REAR ELEVATION

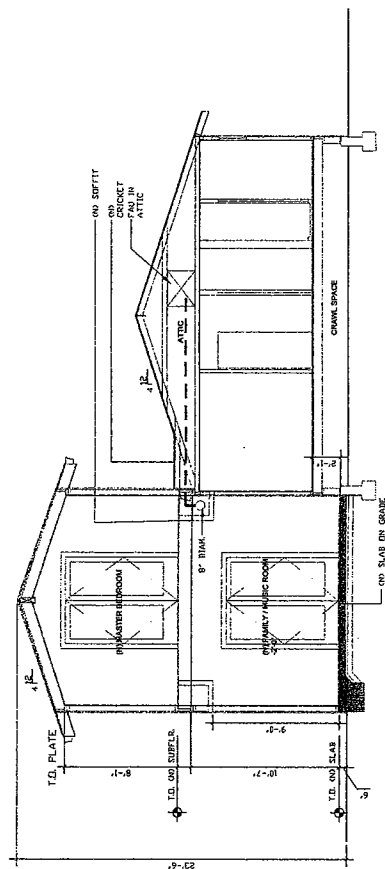


REVISED LEFT SIDE ELEVATION

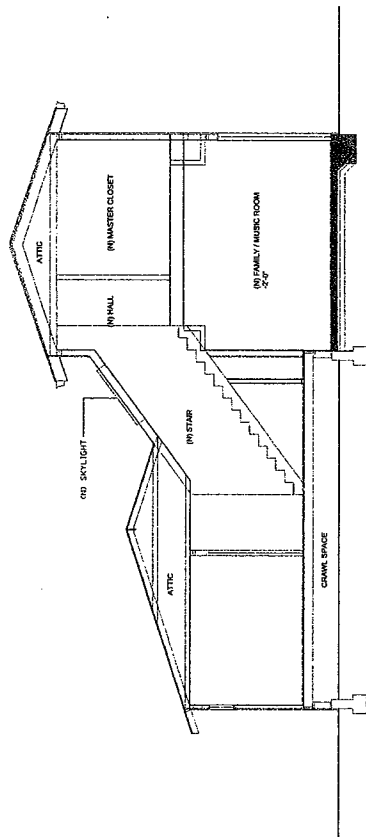


REVISED RIGHT SIDE ELEVATION

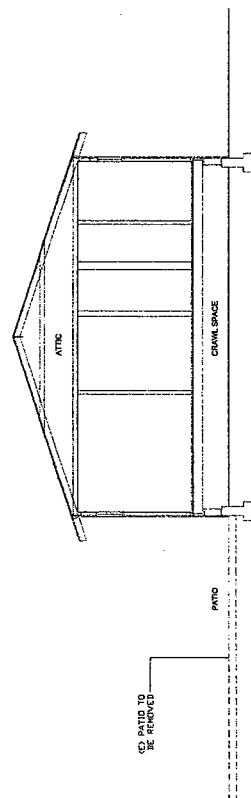
(N) SECTION C-C



(N) SECTION B-B



(E) SECTION A-A





567 El Camino Real  
San Bruno, CA 94066  
Voice: (650) 616-7074  
Fax: (650) 873-6749  
<http://www.ci.sanbruno.ca.us>

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Kevin Chase  
Mary Lou Johnson  
Bob Marshall, Jr.  
Perry Petersen  
Joe Sammut

**PLANNING COMMISSION  
STAFF REPORT  
AGENDA ITEM NO. E4  
November 21, 2006**

**PROJECT LOCATION**

1. Address: 401 San Mateo Avenue
2. Assessor's Parcel No: 020-362-210
3. Zoning District: C- General Commercial Zoning District
4. General Plan Classification: Commercial

**REQUEST**

Request for a Use Permit to operate auto repair service in conjunction with an existing service station per Section 12.96.110 (C 10) of the San Bruno Zoning Ordinance. Stephen Ng (owner/applicant). **UP-06-22**

**RECOMMENDATION**

Staff recommends that the Planning Commission **continue** Use Permit 06-22 to the December 19, 2006 Planning Commission hearing.

**REQUIRED LEGAL NOTICE**

1. Notices of public hearing mailed to owners of property within 300 feet on November 10, 2006.
2. Advertisement published in the *San Mateo Daily Journal*, Saturday, November 11, 2006.

**ENVIRONMENTAL ASSESSMENT**

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: No Expansion to Existing Facilities.

**UPDATE**

The applicant has requested that this project be continued to the December 19, 2006 Planning Commission hearing. Emailed request for continuation attached.

**Aaron Akin**

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**From:** Stephen Ng [siewtng@sbcglobal.net]  
**Sent:** Friday, November 17, 2006 11:57 AM  
**To:** Aaron Akin  
**Subject:** Re: Update

Dear Aaron,

Referred to the telephone conversation this morning with Tambri, Kindly reschedule the hearing of the use permit to operate an auto repair service at 401 San Bruno Ave. to next month.

Thank you

Stephen Ng



567 El Camino Real  
San Bruno, CA 94066  
Voice: (650) 616-7074  
Fax: (650) 873-6749  
<http://www.ci.sanbruno.ca.us>

**STAFF**

Tambri Heyden, AICP, *Community Development Director*  
Mark Sullivan, AICP, *Housing and Redevelopment Manager*  
Aaron Akin, AICP, *Planning Manager*  
Tony Rozzi, *Assistant Planner*  
Lisa Costa Sanders, *Contract Planner*  
Pamela Thompson, *City Attorney*

**PLANNING COMMISSION**

Sujendra Mishra, *Chair*  
Rick Biasotti, *Vice Chair*  
Kevin Chase  
Mary Lou Johnson  
Bob Marshall, Jr.  
Perry Petersen  
Joe Sammut

**PLANNING COMMISSION  
STAFF REPORT  
AGENDA ITEM NO. E5  
November 21, 2006**

**REQUEST**

Request for adoption of a resolution confirming review of the 2006-2007 San Bruno Capital Improvement Budget and its conformance with the San Bruno General Plan.

**ENVIRONMENTAL ASSESSMENT**

Approval of this Capital Improvement Project List does not preclude the independent review and analysis of each project under CEQA. In general, these projects are categorically exempt and result in no significant environmental impacts.

**EXHIBITS**

1. Resolution 2006-
2. 2006-07 City of San Bruno Recommended Capital Improvement Program Budget

**ANALYSIS**

Staff has reviewed the City of San Bruno's Recommended 2006-07 Capital Improvement Program (CIP) Budget and has determined that the work to be performed during this fiscal year conforms to the City's adopted General Plan. The CIP provides funding for capital projects which are designed to protect, preserve, and enhance the City's infrastructure, extend the useful life of public facilities, and improve or enhance City services. The proposed Capital Improvement Program projects and budget will be reviewed and considered for approval by the City Council and Redevelopment Agency on December 12, 2006.

The Planning Commission action is only to determine that the 2006-07 Capital Improvement Program is in conformance with the General Plan.

**RECOMMENDATION**

Staff recommends that the Planning Commission adopt attached Resolution 2006-\_\_.

Date of Preparation: November 17, 2006  
Prepared by: Aaron Akin, AICP  
Planning Manager



**RESOLUTION NO. 2006 - \_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN BRUNO CONFIRMING REVIEW OF THE 2006-2007 SAN BRUNO CAPITAL IMPROVEMENT BUDGET, AND THEREAFTER FINDING SUCH PROPOSED PUBLIC WORKS IN CONFORMANCE WITH THE GENERAL PLAN.**

**WHEREAS**, the City of San Bruno has prepared its capital improvement budget for the fiscal years 2006-2007, and included within said budget is a coordinated program of proposed public works recommended for planning, initiation or construction throughout the ensuing fiscal year; and

**WHEREAS**, California Government Code Section 65401 directs that proposed capital improvements be submitted to the City's planning agency for review and report to the City as to conformity of proposed public works projects with the City's adopted General Plan;

**NOW, THEREFORE, BE IT RESOLVED** by the San Bruno Planning Commission that it has received and reviewed the capital improvement budget for the City of San Bruno for the fiscal years 2006-2007, and included within said budget is a coordinated program of proposed public works recommended for planning, initiation or construction throughout the ensuing fiscal year.

Dated: November 21, 2006

\_\_\_\_\_  
Planning Commission Chair

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Planning Commission Secretary

\_\_\_\_\_  
City Attorney

I, Tambri Heyden, Planning Commission Secretary, do hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of San Bruno on this twenty-first day of November 2006, by the following vote:

AYES: Commissioners: \_\_\_\_\_

NOES: Commissioners: \_\_\_\_\_

ABSENT: Commissioners: \_\_\_\_\_